



**46 King Street,
Newton Stewart,
DG8 6DQ**

EPC = E

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Solicitors & Estate Agents

PROPERTY OFFICE

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and as **HUNTER & MURRAY**

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- **Attractive mid terraced stone built family property situated close to all local amenities**
- **3 Bedrooms**
- **While the property requires modernisation and upgrading, it benefits from partial gas-fired central heating and retains many original features**
- **Large garden to the rear of the property with vehicular access from Cunninghame Terrace**
- **Offers in the region of £150,000**



46 KING STREET, NEWTON STEWART

Spacious stone built, mid terraced three-bedroom family house conveniently situated within walking distance of the town centre and all local amenities. While the property requires modernisation and upgrading it benefits from partial gas central heating and retains many original features. There is a large area of garden ground to the rear of the property with vehicular access from Cunninghame Terrace.

Accommodation comprises:- Ground Floor:- Entrance Porch. Hall. Lounge. Dining Room. Inner Hall. Kitchen. First Floor:- 3 Bedrooms. Shower Room.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.00m x 0.65m

Hardwood storm doors. Tiled flooring. Hard wood glazed door giving access to hall.

Hall

4.68m x 2.00m

East facing stained glass window. Wall mounted cupboard housing electric meters. Stairs to first floor accommodation. Radiator.

Lounge

4.15m x 4.12m

East facing window. Feature cast iron fireplace with wooden surround and inset coal effect gas fire. Radiator.



Dining Room

3.82m x 2.75m

West facing window. Wooden fire surround with tiled slips and hearth and inset coal effect electric fire, Radiator.



Inner Hall**2.53m x 1.82m**

Hard wood flooring. Shelved storage area. Wall mounted electric meter. Hardwood glazed stable door giving access to garden.

Kitchen**4.65m x 3.37m**

East facing window and sky light. Fitted with floor units, ample worksurfaces and inset stainless steel drainer sink. Range cooker with 5 gas hobs and double oven below. Space and plumbing for washing machine. Hard wood flooring. Radiator.

**FIRST FLOOR ACCOMMODATION****Landing**

Stained glass sky light. Two shelved storage cupboards.

Bedroom 1**4.00m x 4.00m**

East facing window. Built-in shelved and hanging cupboard and built-in cupboard housing gas combi boiler.

Bedroom 2**3.82m x 2.87m**

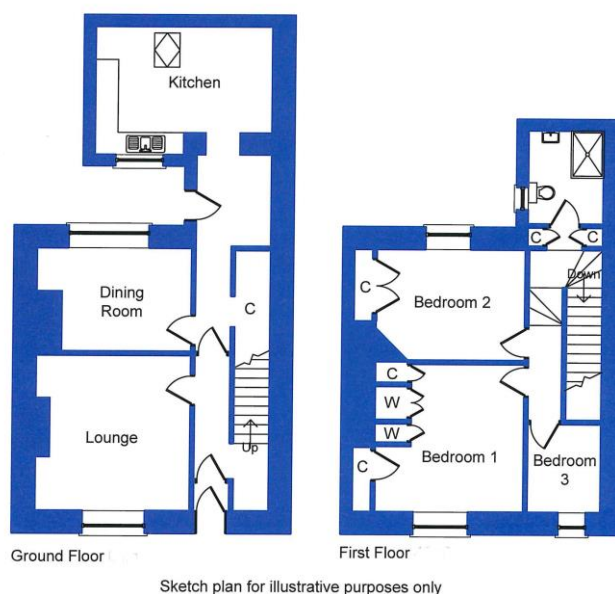
West facing window. Built-in shelved and hanging cupboard.

**Bedroom 3****2.34m x 2.00m**

East facing window.

Shower Room**2.52m x 2.00m**

Stained glass window. Partial wet wall panelling and fitted with a coloured suite comprising WC, wash hand basin and shower area with electric shower. Extractor fan.



Garden

Large garden area to the rear of the property which is laid to lawn with patio areas, flowering borders, pond, fruit and ornamental trees and vegetable plots. Vehicular access from Cunninghame Terrace through metal gates, offering ample off-road parking.

OUTBUILDING

Summer House with power and light laid on.
Greenhouse.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas fired central heating. EPC = E.

COUNCIL TAX

This property is in Band D.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £150,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.