



**7 Queen Street,
Newton Stewart,
DG8 6JR**

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A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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and as HUNTER & MURRAY
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- **Deceptively spacious terraced family property**
- **4 Bedrooms**
- **Ideal for business use on ground floor with two bedroom flat above subject to necessary planning permission being obtained**
- **Small easily maintained garden and drying area to the rear**
- **Double glazing, luxury kitchen, bathroom with Jacuzzi bath and separate rainfall shower and en-suite in master bedroom**
- **All furnishings, curtains etc are included in the price. The art etc on the walls can be purchased by arrangement**
- **Offers in the region of £105,000**



7 QUEEN STREET, NEWTON STEWART

This deceptively spacious property has been completely renovated and modernised circa 2012 from a bare shell, the only parts that are original are the walls, roof, joists and some floor boards. All services have been replaced to the latest specification, including re-wiring, re-plumbing with copper pipes throughout, latest spec roof insulation, fitted kitchen with built-in appliances, luxury bathroom with Jacuzzi bath and separate rainfall shower, and an en-suite shower room off the master bedroom. The property has been redecorated and new carpets in the downstairs rooms, major roof repairs 3 years ago to include chimney pot removal and lowering the stacks. The accommodation has two upstairs bedrooms and the two ground floor rooms have a possible variety of uses, one could be one or two more bedrooms, or they could be rented out for offices, hairdressers etc.

Accommodation comprises:- Ground Floor - Entrance Hall. 2 Bedrooms. First Floor - Kitchen. Lounge/Dining area. Bathroom. Second Floor - 2 Bedrooms (1 En-suite).

GROUND FLOOR ACCOMMODATION

Entrance Hall **7.40m x 1.00m**

UPVC entrance door with glazed panel. Stairs leading to first floor accommodation with understairs storage. Door to rear garden.

Bedroom 1 **3.32m x 3.10m**

West facing window overlooking the garden. Panel heater.

Bedroom 2 **3.20m x 3.09m**

East facing window overlooking Queen Street. Cupboard housing electric meters. Panel heater.



FIRST FLOOR ACCOMMODATION

Landing giving access to first floor accommodation. Stairs leading to second floor accommodation.

Lounge/Dining Area **7.66m x 3.30m**

Spacious lounge and dining area with three east facing windows overlooking Queen Street. Three storage heaters.



Kitchen**3.34m x 3.26m**

West facing window overlooking the garden. Spacious family kitchen fitted with a good range of new modern floor and wall units and ample worksurfaces with inset single drainer stainless steel sink. Integrated appliances include electric hob with fan assisted electric oven/grill below and chimney style extractor fan above. Space and plumbing for washing machine or dishwasher.

**Bathroom****3.30m x 2.10m**

White suite comprising Jacuzzi bath, wash hand basin set in vanity unit, and WC. 1200mm shower cubicle with mixer shower. Cupboard housing hot water cylinder. Ladder style heated towel rail.

**SECOND FLOOR ACCOMMODATION****Bedroom 3 (En-suite)****5.28m x 3.32m**

East facing velux window and large west facing dormer window overlooking the garden. Panel heater.

Bedroom 4**5.28m x 3.20m**

East facing velux window and large west facing dormer window overlooking the garden. Panel heater.

En-suite Shower Room**2.00m x 1.87m**

Shower cubicle with mixer rainfall shower, wash hand basin and WC.

Garden

There is a small garden and drying area to the rear of the property.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating throughout.

COUNCIL TAX

The property is in Band B.

VIEWING

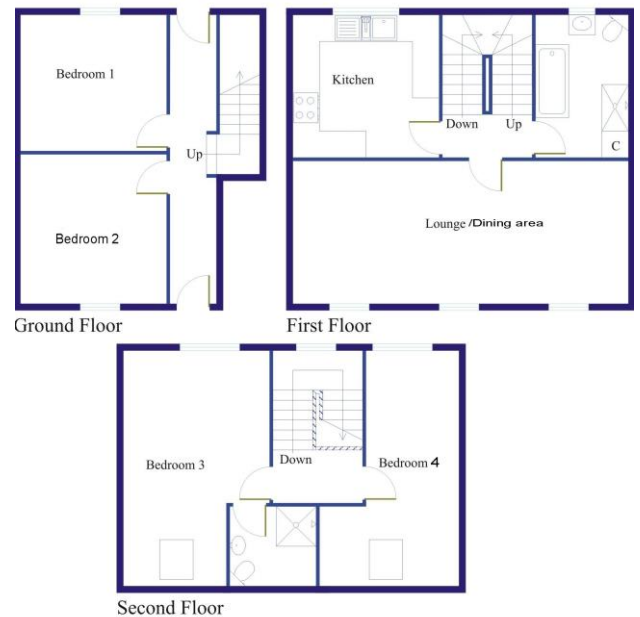
By arrangement with the Selling Agents on 01671 404100 or Davina Smith on 07873103174.

OFFERS

Offers in the region of £125,000 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.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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