



**76 Arthur Street,
Newton Stewart,
DG8 6DE**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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BANK OF SCOTLAND BUILDINGS

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THE OLD BANK

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and as HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA

Tel: (01776) 702581 • Fax: (01776) 702524

- **Attractive end terraced property with views onto the River Cree and close to all local amenities**
- **2 Bedrooms**
- **The property has been maintained to a high standard benefiting from double glazing and gas-fired central heating**
- **Easily maintained garden to the rear with pedestrian access from Arthur Street and Breadalbane Place**
- **Offers in the region of £100,000**



76 ARTHUR STREET, NEWTON STEWART

Spacious two bedroom property with accommodation over two floors with views onto the River Cree and within walking distance of all local amenities. The property has been well maintained benefiting from double glazing and gas fired central heating. The garden ground is to the rear of the property with pedestrian access from Arthur Street and Breadalbane Place.

Accommodation comprises:- Ground Floor – Hall. Lounge. Kitchen. First Floor – 2 Bedrooms. Bathroom.

GROUND FLOOR ACCOMMODATION

Hall

1.41m x 1.16m

UPVC glazed entrance door. Wall mounted electric meter. Stairs to first floor accommodation, Radiator.

Lounge

4.74m x 3.80m

Bright and airy family room with east facing window. Inset multi fuel stove. Shelved alcove with storage cupboard below. Radiator.



Kitchen/Diner

4.90m x 3.70m

West and north facing windows. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl composite drainer sink. Integrated appliances include electric hob with electric grill and oven below and extractor fan above and fridge freezer. Space and plumbing for washing machine. Understairs storage cupboard. Gas combi-boiler. UPVC glazed door giving access to garden. Radiator.



FIRST FLOOR ACCOMMODATION

Landing

North facing window. Hatch to attic. Radiator.

Bedroom 1

4.17m x 3.90m

East facing window. Built-in storage cupboard. Radiator.

Bedroom 2

4.25m x 2.50m

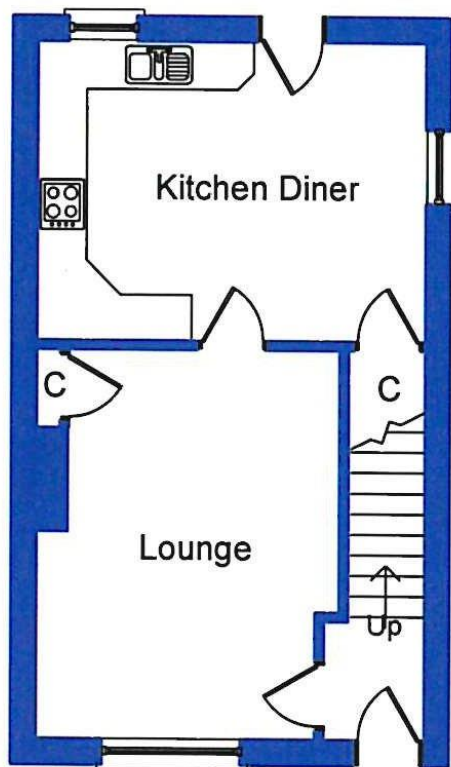
West facing window. Radiator.



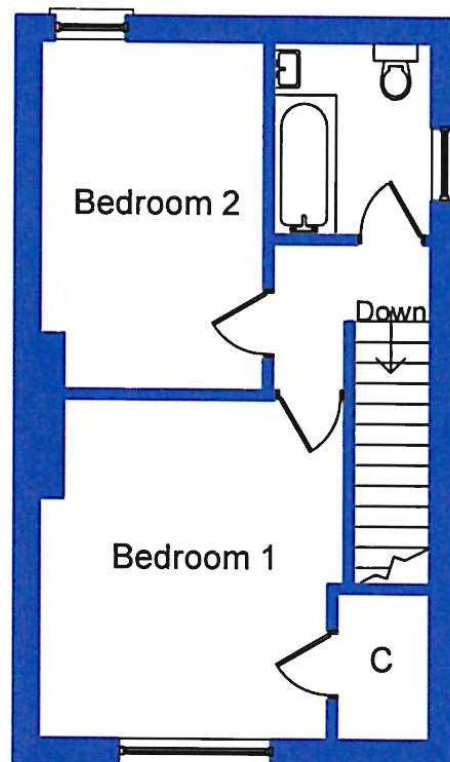
Bathroom

2.33m x 1.92m

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Extractor fan. Radiator.



Ground Floor



First Floor

Sketch plan for illustrative purposes only

Garden

There is an easily maintained garden with paved patio area and lawn area with a border of flowering shrubs. A paved pathway leads to the greenhouse, outbuilding and wood store.

OUTBUILDING

Brick built outbuilding with power and light laid on.

Greenhouse

Wood Store



SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £100,000 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.