



**5 Lamachan View,
Carty,
Newton Stewart,
DG8 6AZ**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

www.abamattthews.com

BANK OF SCOTLAND BUILDINGS

Newton Stewart • DG8 6EG

Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK

Buccleuch Street Bridge • Dumfries DG2 7TJ

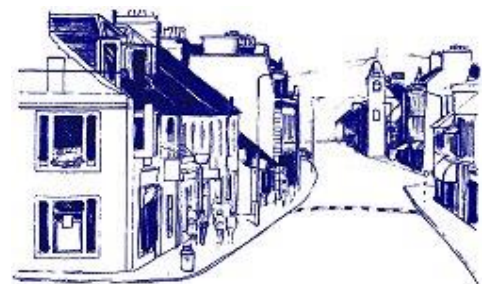
Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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

- **Spacious semi detached family property, with uninterrupted views over open farmland and onto the Galloway Hills**
- **3 Bedrooms**
- **Built circa 1950 the property benefits from double glazing and central heating**
- **Large easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £125,000**



5 LAMACHAN VIEW, CARTY, NEWTON STEWART

The property comprises two storey semi-detached house, in a rural setting, approximately 1½ miles from Newton Stewart. The south facing house enjoys open views over surrounding farmland while the rear of the house and garden have unrestricted views to the north and east onto the Galloway hills. Built circa 1950, the property has been well maintained and benefits from double glazing, oil-fired central heating, floored attic with two velux windows and easily maintained garden with off road garden.

Accommodation comprises:- Ground Floor – Hall. Lounge. Open Plan Kitchen/Diner. Cloakroom. First Floor – 3 Bedrooms. Jack and Jill Shower Room.

GROUND FLOOR ACCOMMODATION

Hall

3.48m x 2.17m

UPVC glazed entrance door with glazed side panel. Stairs to first floor accommodation. Storage cupboard housing electric meters. Radiator.

Lounge

4.96m x 3.40m

Bright and airy family room with south facing window and uninterrupted views over open farmland. Tiled fireplace with open fire. Two radiators.



Kitchen

6.14m x 3.05m

Open plan kitchen and diner. Window to the north overlooking rear garden. Fitted with a good range of floor units with pine fronted doors and drawers. Dividing unit with ample work surfaces and mixer sink unit. Free standing cooker. Glazed door with access to rear garden. Tiled flooring. UPVC glazed door giving access to the garden. Two radiators.



Rear Porch

1.47m x 0.95m

Cupboard housing central heating boiler. WC.

FIRST FLOOR ACCOMODATION

Bedroom 1

3.43m x 3.21m

North facing window. Fitted cupboard with pine louvered doors. Wash hand basin. Radiator.

Bedroom 2

3.73m x 2.90m

South facing window. Built in wardrobe. Wash hand basin. Radiator

Bedroom 3

3.74m x 2.11m

South facing window. Overhead storage. Wash hand basin. Radiator.



Dressing Room

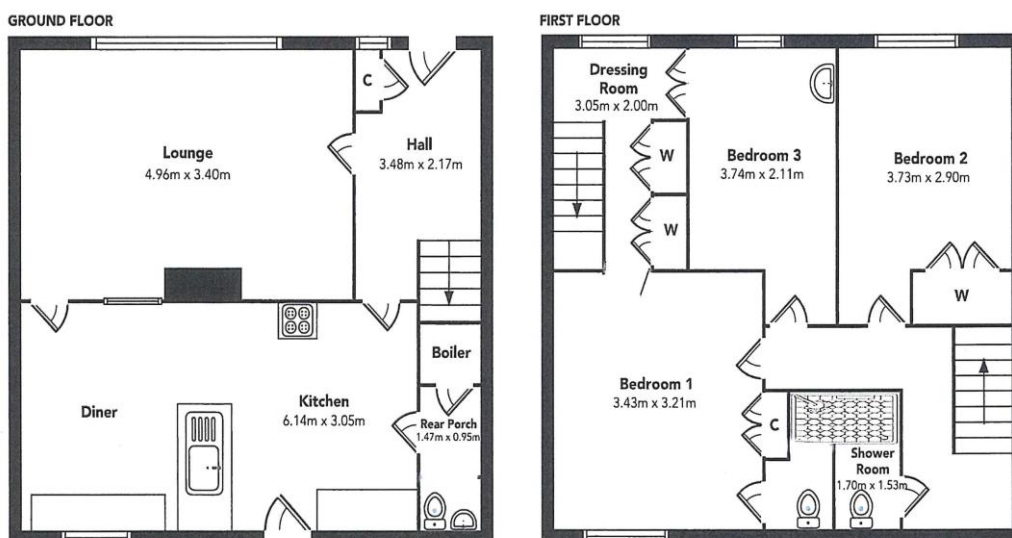
3.05m x 2.00m

Storage unit with two double wardrobes and overhead storage. Stairs leading to attic. Radiator.

Shower Room

1.70m x 1.53m

Fully tiled and fitted a white suite comprising two WC's, wash hand basin and double shower cubicle with two electric showers. Radiator.



Floorplans are indicative only - not to scale
Produced by Plushplans

OUTBUILDINGS

Workshop (4.36m x 3.22m)
Coal Bunker/Oil Tank

GARDEN

Front Garden is mainly gravel with concrete drive providing off road parking for several vehicles. There is access to rear of the property and the rear garden which is paved for ease of maintenance with well stocked flower borders. Views looking out onto the Galloway Hills.



SUMMERHOUSE

3.53m x 3.22m

Block built with double glazed windows and doors and polycarbonate roof. Uninterrupted views over the River Cree onto Cairnsmore of Fleet and Galloway Hills.

SERVICES

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

COUNCIL TAX

This property is in Band B

VIEWING

By arrangement with Selling Agents on 01671 404100.

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.



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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.