



***Jack's Holm,
Cumloden Road
Old Minnigaff,
Newton Stewart,
DG8 6PX***

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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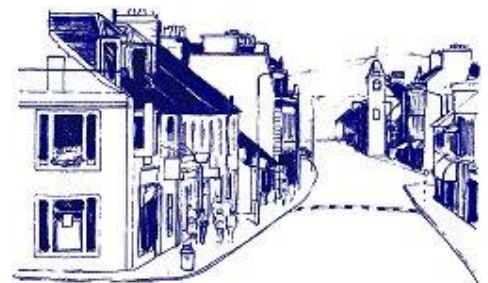
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and as **HUNTER & MURRAY**

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- **Attractive end terraced Category “C” Listed property situated in quiet residential area**
- **2 Bedrooms (one en-suite)**
- **The property benefits from gas fired central heating and multi-fuel stove**
- **Private mature riverside garden**
- **Offers in the region of £130,000**



JACK'S HOLM, CUMLODEN ROAD, OLD MINNIGAFF

Well-presented end terraced two bedroom Category "C" Listed property, situated in quiet residential area and within walking distance of town centre and all local amenities. The property provides spacious accommodation over two floors, benefiting from gas central heating and a riverside garden which is located approximately 35 yards from the back of the house.

Accommodation comprises:- Ground Floor - Entrance Porch. Lounge. Inner Hall. Shower Room. Kitchen. Rear Porch. Store. First Floor - 2 Bedrooms (1 En-suite).

GROUND FLOOR ACCOMMODATION

Entrance Porch

2.00m x 1.56m

Hardwood entrance door and east facing window. Built-in cupboards. Radiator.

Lounge

7.00m x 4.43m

Two east facing windows. Feature oak beamed ceiling. Inset multi fuel stove with wooden mantel, stone surround, and marble hearth. Two radiators.



Inner Hall

1.13m x 1.00m

Access to kitchen and shower room.

Shower Room

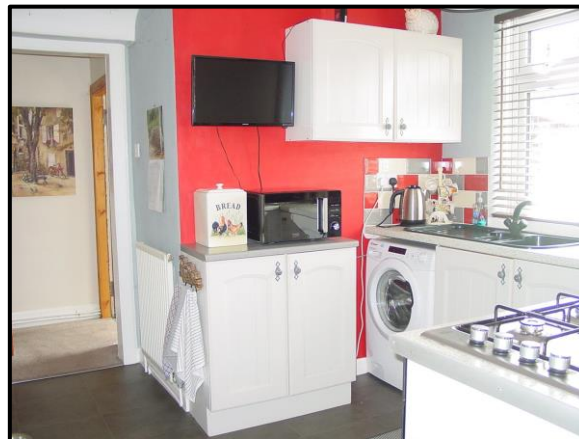
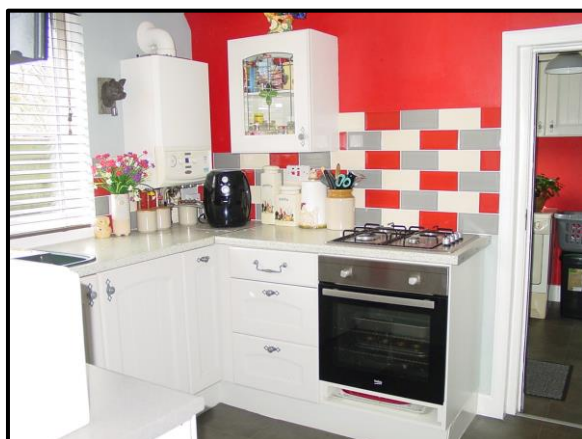
2.06m x 1.70m

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Radiator.

Kitchen

2.76m x 2.44m

West facing window. Fitted with a good range of wall and floor units, ample worksurfaces with inset 1½ bowl stainless steel drainer. Integrated appliances include gas hob with electric oven below. Space and plumbing for washing machine. Wall mounted gas combi boiler. Access to covered porch. Radiator.



Rear Porch

2.50m x 1.70m

East facing window. Fitted with a range of wall storage units. Polycarbonate roof.

FIRST FLOOR ACCOMMODATION

Bedroom 1 (En-suite)

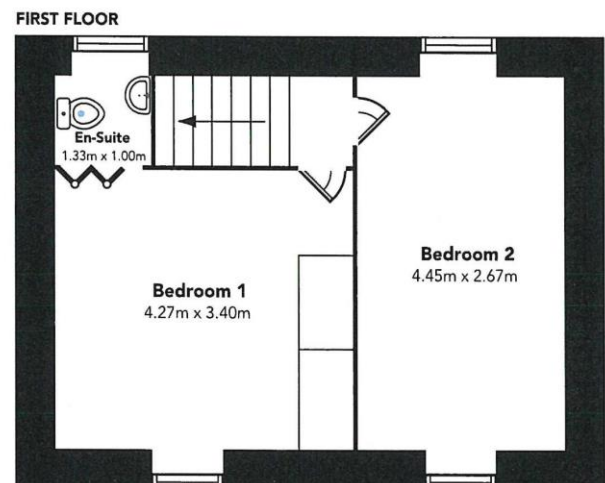
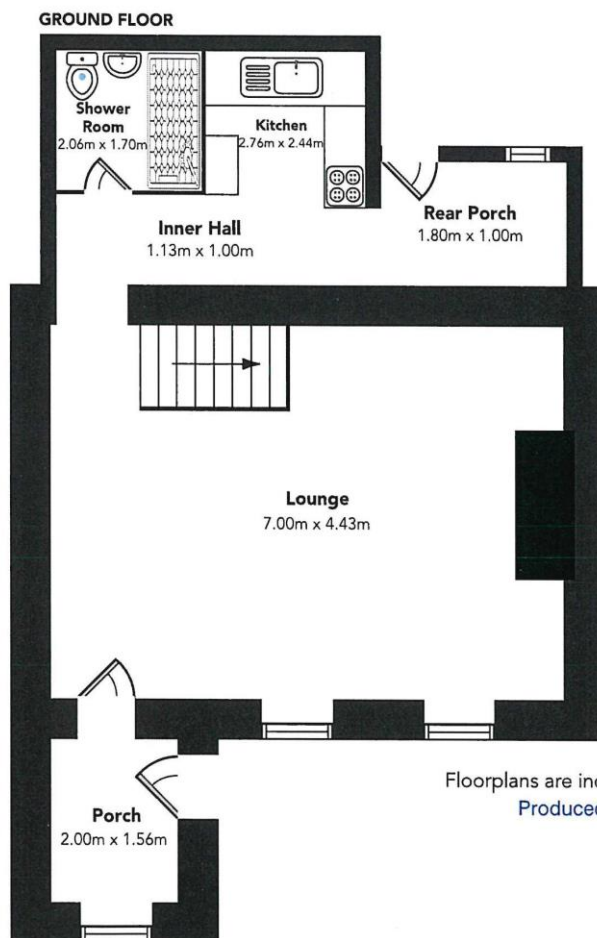
4.27m x 3.40m

East facing window. En-suite (1.33m x 1.00m) comprising white WC and wash hand basin. Radiator.

Bedroom 2

4.45m x 2.67m

East and west facing windows. Radiator.



Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

The garden is situated beside the river approximately 35 yards from the rear of the property and is accessed by a footpath. Bounded by hedging affording privacy, the garden is mainly laid to lawn with a variety of mature shrubs and ornamental trees, giving all year-round interest. Timber garden shed and greenhouse.



SERVICES

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

COUNCIL TAX

The property is in Band C.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £130,000 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.