



**48 Queen Street,
Newton Stewart,
DG8 6JL**

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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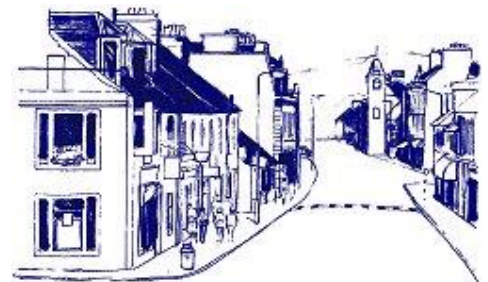
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- **Spacious mid-terraced family property with accommodation over two floors**
- **3 Bedrooms**
- **The property has been recently renovated and benefits from double glazing and electric heating**
- **There is a large garden to the rear of the property**
- **Views onto the Galloway Hills**
- **Offers in the region of £110,000**



48 QUEEN STREET, NEWTON STEWART

Spacious mid-terraced three bedroom family property with accommodation over two floors and uninterrupted views over the Galloway Hills. The property has been recently renovated and is in walk-in condition throughout benefiting from double glazing and electric heating. There is a large garden to the rear of the property
Accommodation comprises: - Ground Floor – Hall. Lounge. Kitchen. Bathroom. Bedroom. First Floor – 2 Bedrooms.

ACCOMMODATION

GROUND FLOOR ACCOMMODATION

Entrance Hall **6.10m x 1.05m**

UPVC glazed entrance door. East facing window. Understairs storage cupboard. Stairs to first floor accommodation.

Lounge **3.60m x 3.60m**

Bright and airy family room with west facing window. Two shelved alcoves (one with storage cupboard below). Feature inset multi-fuel stove with floating oak beam. Built-in cupboard housing electric meter. Built-in shelved storage cupboard. Electric panel heater.



Kitchen **3.02m x 2.24m**

East facing window with views over garden and onto the Galloway Hills. Fitted with a good range of floor and wall cupboards, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker and space and plumbing for washing machine. Electric panel heater. Hardwood door giving access to garden.



Bathroom

2.40m x 1.75m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Heated ladder style towel rail. Extractor fan.

Bedroom 1

4.20m x 2.72m

East facing patio doors giving access to garden. Electric panel heater.



FIRST FLOOR ACCOMODATION

Bedroom 2

3.80m x 2.93m

Velux window. Built-in storage cupboard. Electric panel heater.

Bedroom 3

3.80m x 2.80m

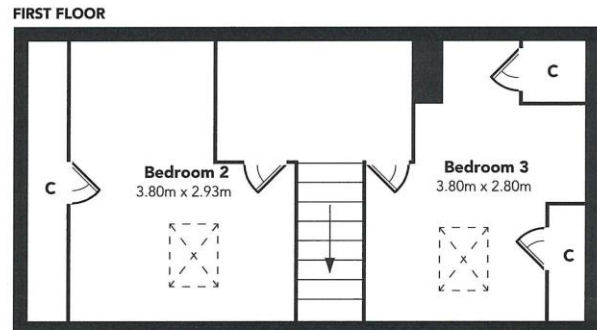
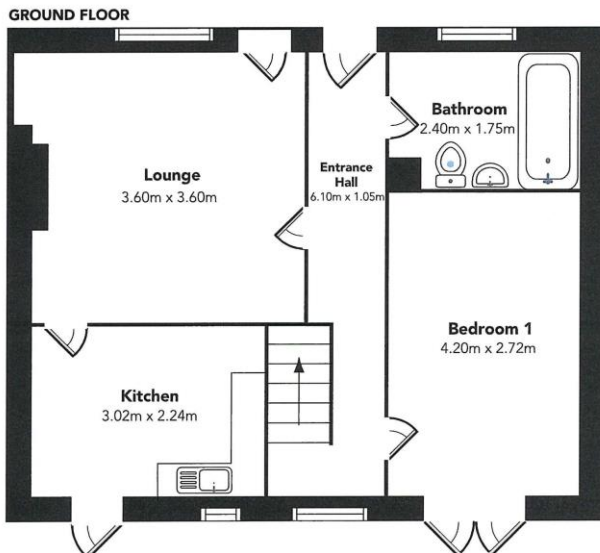
Velux window. Built-in cupboard. Eaves storage cupboard. Electric panel heater.



Bedroom 2



Bedroom 3



Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

There is a large garden area to the rear of the property which is laid to lawn with mature flowering shrubs. The second half of the garden is a wildlife garden attracting birds and a variety of wildlife.

OUTBUILDING

Lean to with WC and wash-hand basin.

Garden Shed.

Two Fuel Stores.



SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £110,000 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.