



**31 Princes Street,
Newton Stewart,
DG8 6EU**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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THE OLD BANK

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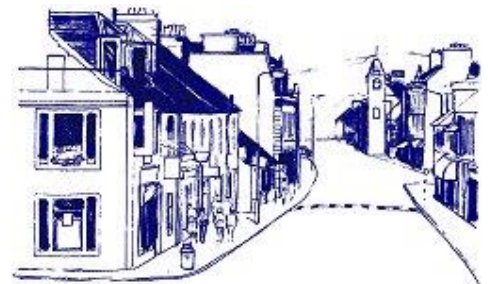
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and as **HUNTER & MURRAY**

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- **End-terraced family property conveniently situated close to all local amenities**
- **3 Bedrooms**
- **The property benefits from double glazing and gas-fired central heating**
- **Large garden to the rear of the property**
- **Offers in the region of £115,000**



31 PRINCES STREET, NEWTON STEWART

Spacious end-terraced family property with accommodation over two floors and situated close to Primary and Secondary Schools, Leisure Centre, Health Centre, Cinema and within walking distance of town centre and all local amenities. The property benefits from double glazing, gas-fired central heating and easily maintained garden.

Accommodation comprises:- Ground Floor – Entrance Porch. Hall. Lounge. Kitchen. Bathroom.
First Floor – 3 Bedrooms

GROUND FLOOR ACCOMMODATION

Entrance Porch

2.25m x 1.00m

UPVC glazed entrance door with transom window above. Wall mounted cupboard housing electric meter. Glazed door giving access to hall. Radiator.

Hall

5.52m x 1.00m

Stairs to first floor accommodation.

Lounge

5.36m x 4.00m

Bright and airy family room with south east facing window. Two shelved alcoves (one with storage cupboard below). Feature inset multi fuel stove. Radiator,



Kitchen

4.00m x 3.14m

North facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include gas hob with chimney style extractor fan above, double over below and fridge freezer. Space and plumbing for washing machine. Built-in cupboard housing gas combi boiler. Walk-in storage cupboard. UPVC glazed door giving access to garden. Radiator.



Bathroom

2.27m x 1.82m

Partially tiled and partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Radiator.

FIRST FLOOR ACCOMMODATION

Bedroom 1

4.25m x 3.69m

South east facing window with views over the Galloway Hills. Built-in shelved and hanging cupboard with access to eaves storage. Radiator.

Bedroom 2

3.20m x 2.42m

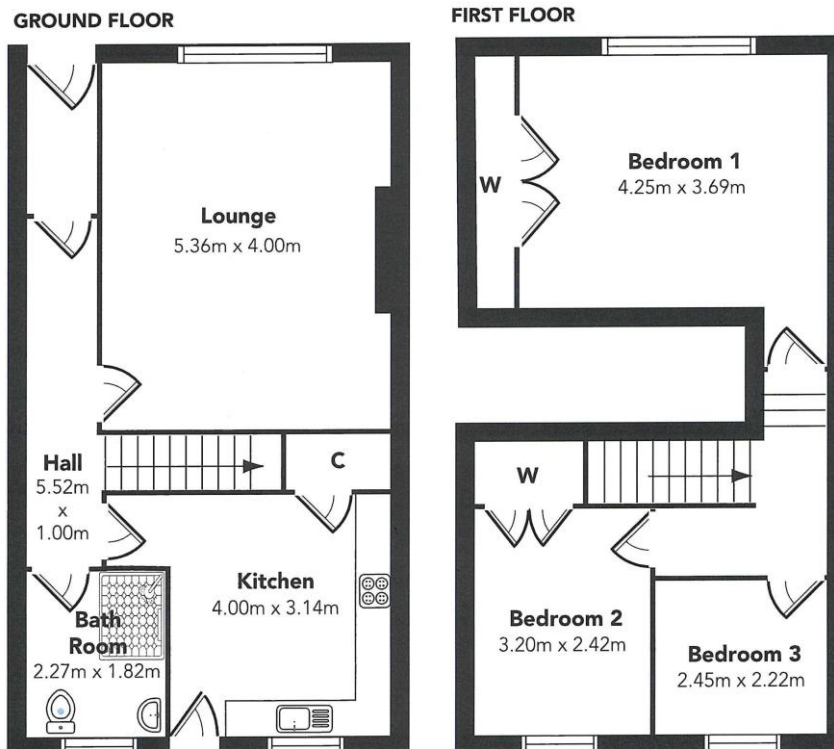
North facing window. Built-in shelved and hanging cupboard. Radiator.



Bedroom 3

2.45m x 2.22m

North facing window.



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

Garden

There is a large, terraced garden to the rear of the property which is mainly laid to lawn with patio area, mature flowering shrubs and views onto the Galloway Hills.

OUTBUILDING

Block built outbuilding with electricity laid on.
Greenhouse

SERVICES

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

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £115,000 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.



View from garden

AB & A
Matthews

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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.