



***6 St John's Court,
York Road,
Newton Stewart,
DG8 6HJ***

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

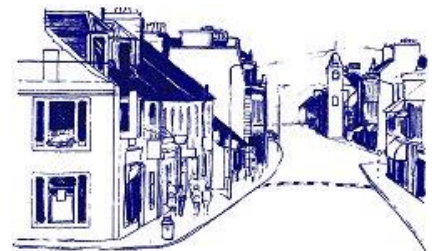
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- **Spacious detached bungalow situated in a quiet residential area close to all local amenities**
- **3 bedrooms and 2 public rooms**
- **The property was built circa 1970 and benefits from double glazing and gas central heating**
- **Large, terraced garden with a garage and driveway providing off-road parking**
- **Offers in the region of £225,000**



6 ST JOHN'S COURT, YORK ROAD, NEWTON STEWART

Spacious three-bedroom detached family bungalow built Circa 1970 and situated in quiet residential area close to all local amenities including Shops, Primary and Secondary Schools, Medical Centre, Leisure Centre and Cinema. The bungalow benefits from double glazing, gas central heating and a large garden with a garage and driveway providing off road parking. Accommodation comprises: - Entrance Porch. Hall. Lounge. Dining Room. Kitchen. Bathroom. 3 Bedrooms. Shower Room. Rear Porch.

Newton Stewart is a small market town on the banks of the River Cree, surrounded by the Galloway Hills. The town is a favourite for hill walkers and mountain bikers as it is near the Galloway Forest Park, with internationally recognised biking trails amidst some of the most dramatic scenery in the south of Scotland. There is a wealth of wildlife, such as red and roe deer in the forest and hills, while wild goats thrive on the rocky slopes.

ACCOMMODATION

Entrance Porch

1.28m x 0.76m

UPVC glazed entrance storm doors. Tiled Floors. Hardwood glazed door giving access to the hall.

Hall

Built in storage cupboard housing electric meter. Access to the attic via hatch. Radiator.

Lounge

6.08m x 3.90m

Bright and airy family room with east facing sliding glazed doors and north facing window. Feature fireplace with marble surround and hearth with coal effect electric fire providing an attractive focal point. Two Radiators.



Dining Room

3.32m x 2.75m

Open plan with lounge with glazed UPVC door giving access to the garden. Radiator.



Kitchen

3.88m x 3.32m

West facing window. Fitted with a good range of floor units, fully tiled, ample worktops and inset composite 1½ bowl sink. Integrated appliances include range cooker with five gas rings, double oven and grill with chimney style extractor fan above. Breakfast bar. Built in shelved larder. Heated towel rail. Radiator.



Bathroom

2.32m x 2.31m

Coloured suite comprising WC, counter-top wash hand basin with storage below and bath with main water shower over. Fully tiled. Heated towel rail.

Bedroom 1

4.07m x 3.25m

East facing window. Free standing shelved and hanging cupboard with overhead storage and vanity unit. Counter-top wash hand basin with storage below. Radiator.

Bedroom 2

3.90m x 3.29m

West facing window. Free standing shelved and hanging cupboard with overhead storage and vanity unit. Radiator.

Bedroom 3

3.65m x 2.90m

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



Shower Room

2.29m x 1.29m

Wet wall panelling and fitted with a white suite comprising WC, wash hand basin, corner shower cubicle with electric shower.

Rear Porch

2.29m x 1.32m

Space and plumbing for washing machine. UPVC glazed door giving access to the rear garden. Radiator.

Garden

A tared driveway provides ample off-road parking and access to the garage. The front garden is mainly laid to lawn with mature flower borders and shrubs giving all year-round interest while the rear garden is mostly hard landscaped and terraced with a paved patio areas and well stocked with a variety of flowering plants and shrubs.



OUTBUILDINGS

Garage with electricity laid on and electric roller door.

SERVICES

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

COUNCIL TAX

The property is in Band E.

VIEWING

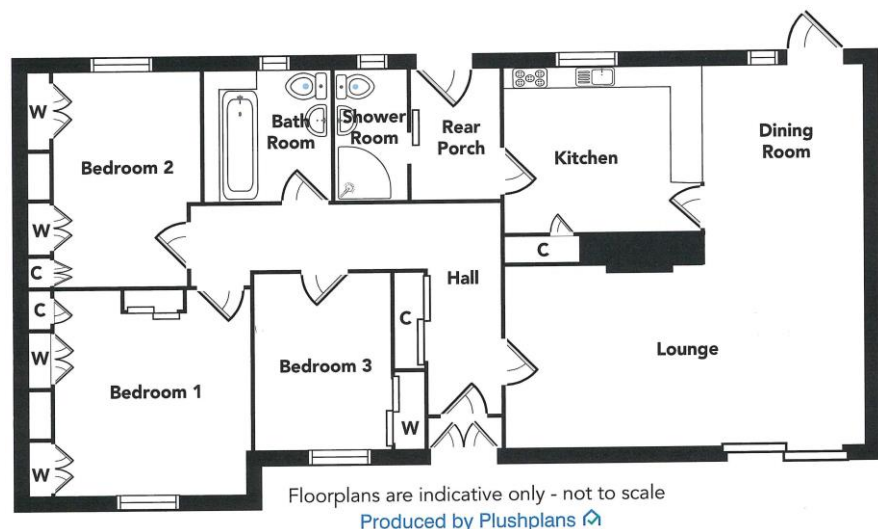
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £225,000 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.