



7 Queen Street  
Newton Stewart, DG8 6JR

Generous sized terraced property within the town centre of Newton Stewart.

Offers Around: £107,000 are invited

7 Queen Street, Newton Stewart, DG8 6JR



1



3



2

### Key Features:

Conveniently located

Walking distance to all amenities

Spacious family home

Four spacious double bedrooms

Fully double glazed

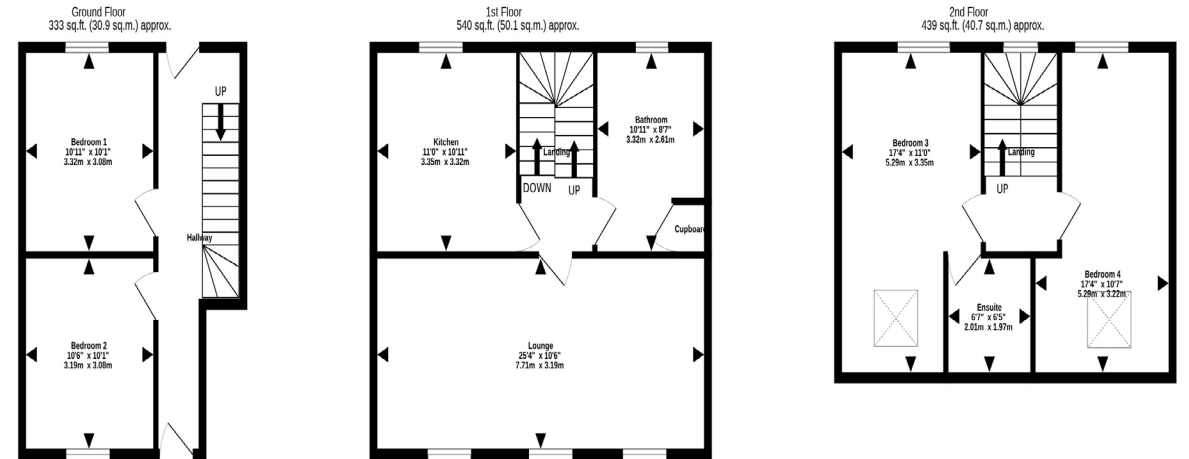
Good condition throughout

Spacious lounge

Electric heating

Suitable for a variety of uses

Home report value of £142,000



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Property description

A spacious terraced town house conveniently located within the heart of Newton Stewart. Providing spacious accommodation over three levels, this is a substantial family home which is in walking distance to all local amenities. In good condition through out being of traditional construction under a slate roof as well as benefitting from electric heating and full double glazing. Currently benefitting from four spacious bedrooms (one of which is ensuite) as well as a modern dining kitchen and spacious bathroom, this would make an ideal family home as well as being suitable for a variety of other uses. Subject to obtaining the appropriate planning permission, this could be reverted to a commercial premises on the ground floor whilst still providing spacious living accommodation above. Located in Newton Stewart – known as the ‘Gateway to the Galloway Hills’. It is also a market town, with a central position in the heart of Dumfries and Galloway, so customers regularly travel from the various towns, villages and farms in South West Scotland. Tourists are attracted to the area because of the scenery, and outdoor pursuits such as hill-walking, organised mountain biking, fishing, swimming from unspoiled beaches, etc. with facilities such as visitor centres nearby.

The Property, is situated just off Victoria Street within walking distance to Post Office, 2 butchers, 2 large supermarkets, local parks, live music venue, independent shops Bakers, Outdoor Shop, Cinema and local bus stop within a short walking distance. This property is an opportunity to escape to a country dream and viewing is to be thoroughly recommended.





## **NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include all fitted floor coverings, curtains, blinds, gym equipment and furniture throughout.

## **COUNCIL TAX**

B

## **EPC RATING**

D

## **SERVICES**

Mains water, drainage and electricity. Gas is available just outside the property. Electric heating.

## **VIEWING ARRANGEMENTS**

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

## **OFFERS**

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

