



**28 Cumloden Mews,
Cumloden Road,
Minnigaff,
DG8 6AA**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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- **Shared ownership retirement home**
- **2 Bedrooms**
- **Located in the grounds of Cumloden Manor Nursing Home**
- **The property benefits from double glazing and electric heating**
- **Offers in the region of £90,000**



28 CUMLODEN MEWS, MINNIGAFF

Semi-detached two-bedroom bungalow situated within the grounds of Cumloden Manor, designed especially for the retired with their independence in mind. The property is in walk-in condition throughout and benefits from double glazing and electric heating. Accommodation comprises: - Entrance Porch. Lounge. Kitchen. Hall. Wet Room. 2 Bedrooms

The purchaser will acquire a 5/6th share of the property, the other 1/6th share being owned by Cumloden Nursing Home Limited. Maintenance including grass cutting and window cleaning, as well as buildings insurance is covered by an annual maintenance contract, details of which can be made available.

ACCOMMODATION

Entrance Porch

1.50m x 1.50m

Glazed UPVC entrance door. North-east facing window. Built-in shelved storage cupboard with sliding doors. Engineered wood flooring. Electric storage heater.

Lounge

4.41m x 3.00m

Bright and airy open plan lounge and kitchen area with south-east facing bay window. Electric storage heater.



Kitchen

3.27m x 3.26m

South-east facing window and fitted with a good range of wall and floor units, stainless steel sink and tiled splashbacks. Space and plumbing for washing machine. Space for slot-in cooker with extractor fan above.



Bedroom 1**3.23m x 3.00m**

North-west facing window overlooking rear garden. Large freestanding wardrobe with sliding doors, one mirrored. Panel heater.

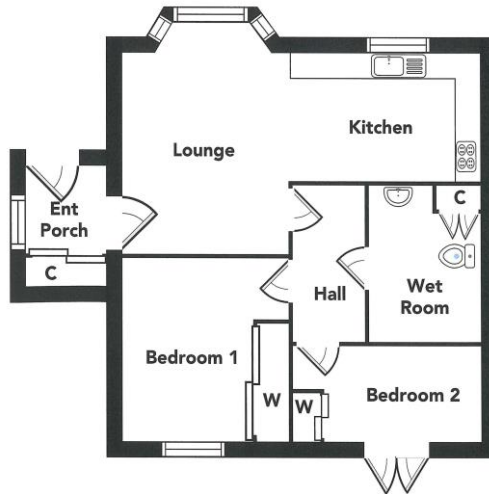
**Bedroom 2****3.27m x 2.10m**

North-west facing patio doors opening out onto rear garden. Large freestanding wardrobe with shelved storage and sliding doors. Panel heater.

**Wet Room****2.50m x 2.49m**

Fully fitted with wet wall panelling and white suite comprising WC, wash hand basin and walk-in shower with electric shower. Wall mounted medicine cabinet. Heated towel rail.





Floorplans are indicative only - not to scale
Produced by Plushplans 

Garden

Communal Garden ground.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. EPC = D
Cumlodon Manor own 1/6th of the property. There is a service charge of £247 every 6 months or £9.50 per week.
This is to cut grass, window cleaning and buildings insurance. EPC = D.

COUNCIL TAX

The property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £90,000 for 5/6th share (1/6th share remains with Cumlodon Manor) are anticipated and should be made to the Selling Agents.

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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.