



**4 Cumloden Mews,
Minnigaff,
Newton Stewart,
DG8 6AA**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

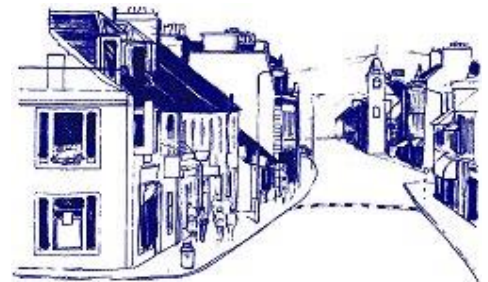
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- **Purpose built mid terraced bungalow situated within the grounds on Cumloden Manor**
- **1 Bedroom**
- **The property is in walk-in condition throughout benefiting from new double glazing and electric heating**
- **Communal gardens and parking areas**
- **Offers in the region of £80,000 for 5/6th share (1/6th share remains with Cumloden Manor)**



4 CUMLODEN MEWS, MINNIGAFF

Purpose built mid terraced one-bedroom bungalow situated within the grounds of Cumloden Manor Nursing Home, designed especially for retired people with their independence in mind. The property benefits from newly installed double glazing, electric heating and is in walk-in condition throughout. There is a well-maintained communal garden area and off-road parking. Accommodation comprises: - Hall. Lounge. Kitchen. Bedrooms. Utility Room. Wet Room.

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

Hall

3.55m x 1.25m

UPVC glazed entrance door. Built-in cupboard housing new water tank. Electric storage heater. Access to all rooms.

Lounge

4.65m x 3.37m

Bright and airy lounge with south-east facing window. Feature wooden fire surround with inset coal effect electric fire providing an attractive focal point. Electric night storage heater.



Kitchen

3.40m x 2.45m

West 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 hob with extractor fan above, newly installed eye level grill and oven and freezer.



Utility Room

Fitted with wall units and ample worktops. Space and plumbing for washing machine. Hatch to attic.

Bedroom

3.60m x 3.15m

South-east facing window. Built-in shelved and hanging cupboard with sliding mirrored doors. Electric storage heater.

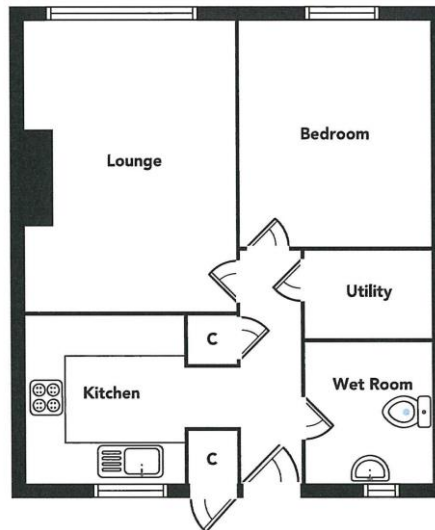


Wet Room

2.11m x 1.85m

Partially tiled and partial wet wall panelling and fitted with a white suite comprising WC, wash hand basin and mains shower. Wall mounted medicine cabinet. Heated ladder style towel rail. Extractor fan.





Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

There are well-maintained communal garden grounds which are mainly laid to lawn with mature flowering borders. Shared off-road parking areas. Decking ramp giving access to property and storeroom.

OUTBUILDING

An outside door adjacent to the main entrance gives access to a storage room housing electricity meter.

SERVICES

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

This property is in Band B

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £80,000 for 5/6th share (1/6th share remains with Cumlodan Manor) 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.