



**54 Queen Street,
Newton Stewart,
DG8 6JL**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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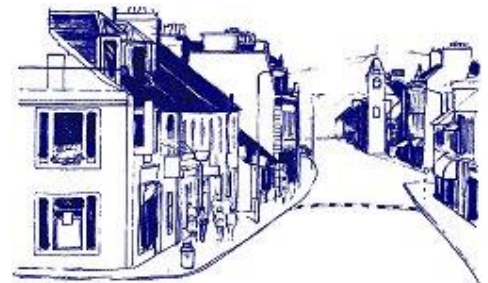
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and as **HUNTER & MURRAY**

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- **Spacious mid terraced property with views onto Cairnsmore of Fleet**
- **2 Bedrooms**
- **The property benefits from double glazing and gas-fired central heating**
- **Easily maintained garden**
- **Offers over £85,000**



54 QUEEN STREET, NEWTON STEWART

Spacious two-bedroom mid-terraced property with accommodation over two floors, situated close to Primary and Secondary Schools and within walking distance of the town centre and all local amenities. The property enjoys uninterrupted views over Cairnsmore of Fleet and benefits from double glazing and gas-fired central heating. There is an easily maintained garden to the rear of the property.

Accommodation comprises: - Ground Floor:- Entrance Porch. Lounge. Kitchen/Dining Area. Inner Hall. Bathroom. First Floor:- 2 Bedrooms

GROUND FLOOR ACCOMMODATION

Entrance Porch

0.96m x 0.90m

UPVC glazed entrance door. Built-in cupboard housing electric meters. Glazed door giving access to lounge.

Lounge

4.73m x 4.10m

Spacious family room with west facing window. Ornate wooden fireplace with tiled hearth. Radiator.



Kitchen

4.73m x 2.60m

Bright and airy room. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1½ bowl stainless steel sink. Space and plumbing for washing machine and space for slot in cooker. Breakfast Bar. Radiator.



Dining Area

2.72m x 2.64m

Open plan with kitchen. East facing window and south facing patio doors leading to garden ground.



Inner Hall

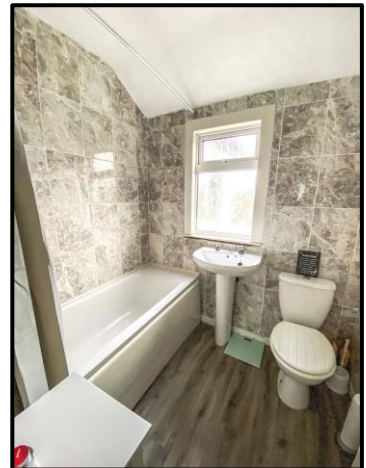
2.18m x 0.74m

Access to first floor accommodation and bathroom. Understairs storage cupboard. Radiator.

Bathroom

2.00m x 1.78m

Fully tiled and fitted with a white suite comprising WC, wash hand basin and bath with electric shower over. Radiator.



FIRST FLOOR ACCOMODATION

Bedroom 1

4.04m x 2.52m

West facing window and Velux window. Built-in wardrobes with shelved and hanging storage and built-in cupboard housing boiler. Radiator.

Bedroom 2

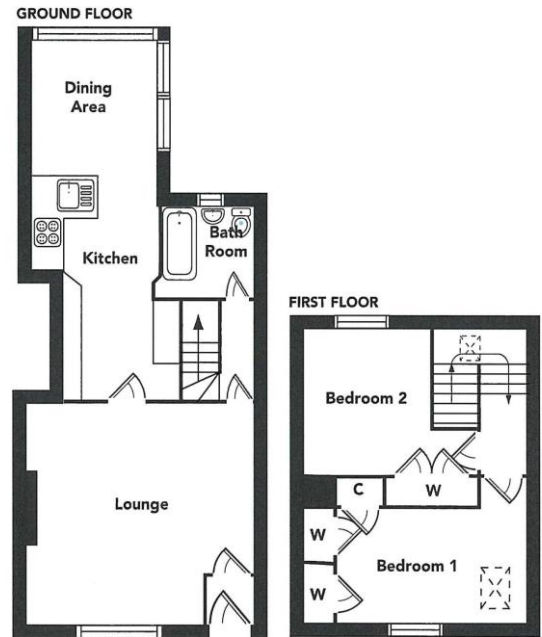
3.08m x 2.71m

East facing window. Two built-in wardrobes with shelved and hanging storage.



Garden

The garden ground is to the rear of the property and is hard landscaped for ease of maintenance with artificial lawn, patio, gravel and decking areas. There is right of access over the neighbouring properties for wheelie bins.



Floorplans are indicative only - not to scale
Produced by Plushplans

SERVICES

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

COUNCIL TAX

The property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £85,000 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.