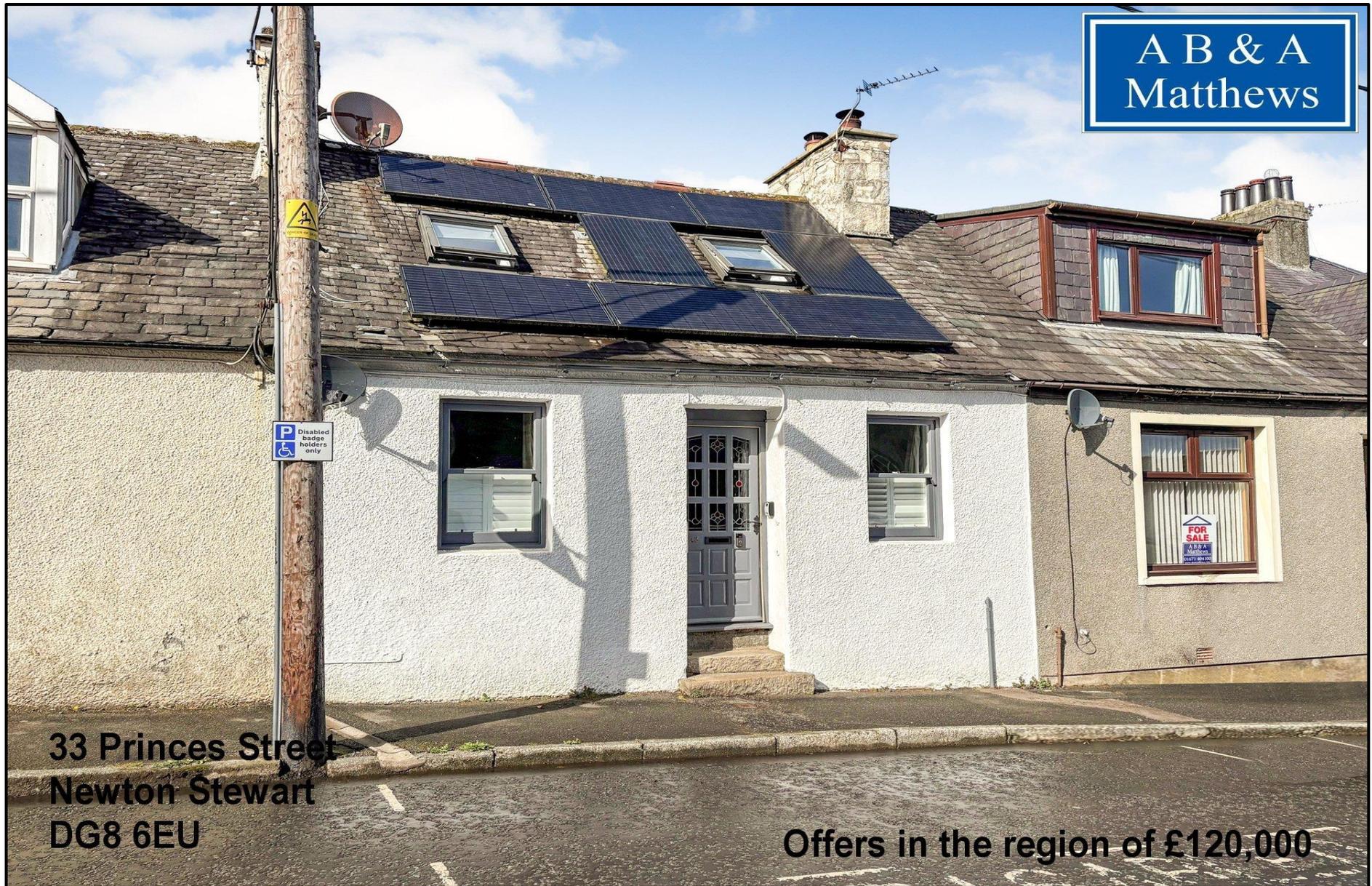


**A B & A  
Matthews**

**33 Princes Street  
Newton Stewart  
DG8 6EU**

**Offers in the region of £120,000**





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.

**Council Tax Band: A**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: D**

- ◆ Mid-terraced property
- ◆ Located close to all local amenities
- ◆ Two bedrooms
- ◆ Benefits from double glazing, gas central heating & solar panels
- ◆ Large garden to the rear of the property



This delightful two-bedroom property is situated in the heart of Newton Stewart, offering easy access to all local amenities. The home features a spacious rear garden, perfect for outdoor activities, and enjoys stunning views over the picturesque Cairnsmore of Fleet. Featuring double glazing throughout, gas central heating and solar panels, this property ensures comfort and energy efficiency. Ideal for those seeking a peaceful retreat with the convenience of town living.

Accommodation comprises: – Entrance Porch. Lounge. Inner Hall. Kitchen. Bathroom. Two bedrooms.



## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch – 1.91m x 1.15m**

Hardwood glazed entrance door. Wall mounted electric meters. Hardwood door leading to the lounge.

### **Lounge – 5.65m x 5.23m**

The home boasts a bright and airy U-shaped lounge, featuring two multi-fuel stoves, with floating oaks beams to match ceiling beams, creating a warm and inviting atmosphere. Two south facing sash and case windows with shutters. Radiator.

### **Inner Hall – 2.93m x 2.65m**

Velux window providing an abundance of natural light. Staircase leads to first floor accommodation. Understairs storage cupboard. Access to attic via hatch. Radiator.

### **Kitchen – 3.65m x 3.65m**

Two north facing windows overlooking the garden ground. Fitted with a good range of wall and floor units, ample granite worktops with matching upstands and butler sink. Range cooker with 8 gas hobs, double oven and grill. Space and plumbing for washing machine and dishwasher. Hardwood stable style door gives access to rear garden. Radiator.

### **Bathroom – 2.60m x 1.47m**

Partial wet wall panelling and partially tiled. Fitted with a white suite comprising WC, wash hand basin and walk-in shower cubicle with mains water shower. Wall mounted medicine cabinet. Radiator.

## **FIRST FLOOR ACCOMMODATION**

### **Bedroom 1 – 4.20m x 2.40m**

South facing Velux window, walk-in storage area. Coombed ceilings. Radiator.

### **Bedroom 2 – 4.20m x 2.05m**

South facing Velux window. Built-in cupboard with hanging storage. Coombed ceilings. Radiator.



**Garden**

There is a large, terraced garden to the rear of the property which is mostly in artificial grass for ease of maintenance and a patio area with excellent views into Cairnsmore of Fleet.

**OUTBUILDING**

Two Summer houses, Wood Store & Greenhouse.

**SERVICES**

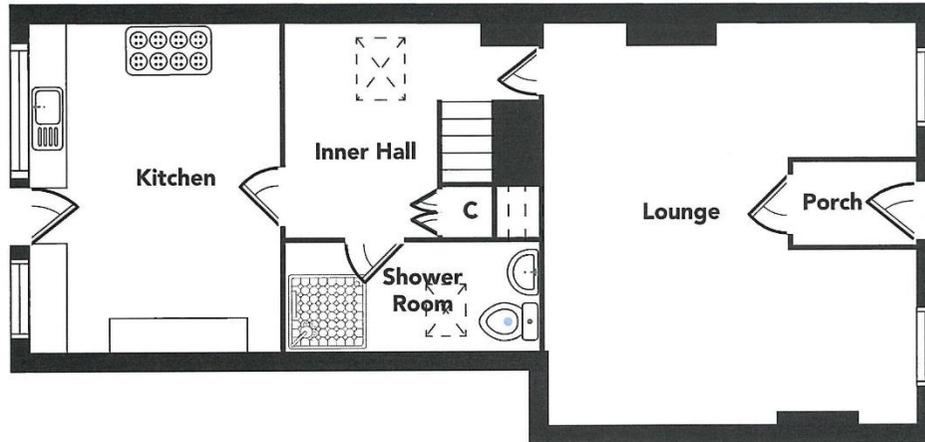
Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Solar panels.

**NOTE**

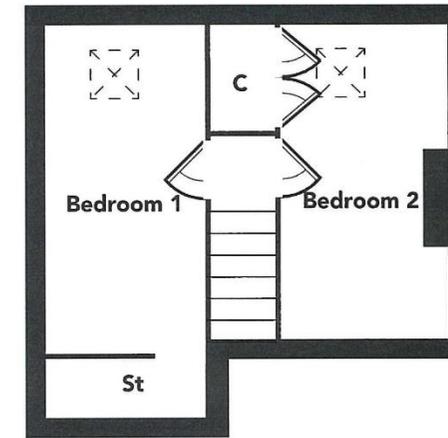
Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plushplans 

**A B & A  
Matthews**

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**The Consumer Protection From Unfair Trading Regulations 2008**

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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.