

G · A · P

Galloway & Ayrshire Properties



www.gapinthemarket.com

**CROWN FLATS,
QUEEN STREET
NEWTON STEWART
DG8 6JW**



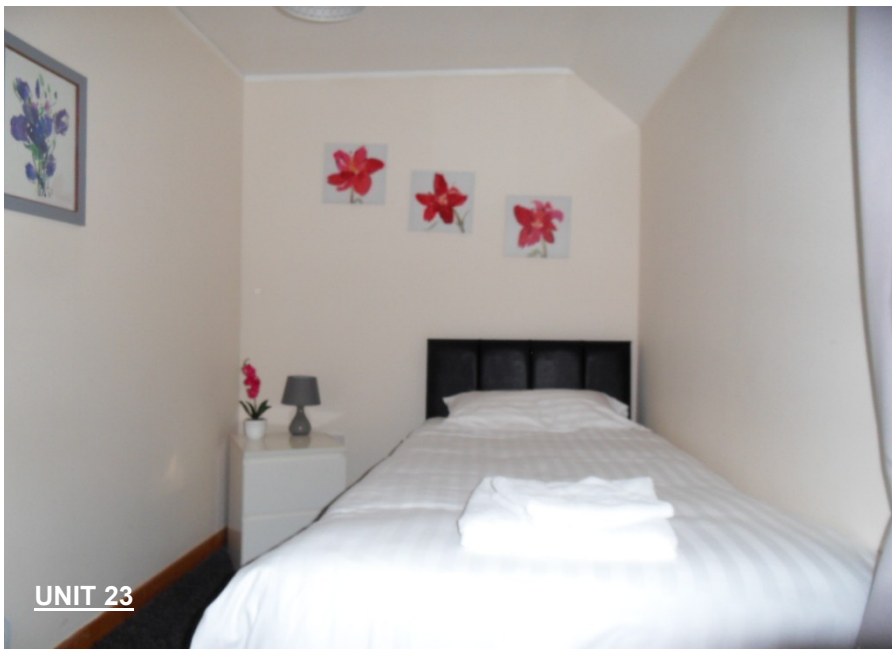
Property portfolio of 5 dwellings, currently used for holiday lets but also with potential for longer term leases. The flats have been renovated in the recent past and offer modern accommodation. 4 units are within a 2 storey building and offer: **Living rooms, Kitchen, Shower rooms and 2 Bedrooms.**

The largest unit has accommodation over 2 levels with large **Open Plan Living Kitchen area, Shower room, and 2 double Bedrooms.**

Each apartment has electric heating and double glazing.

Ample parking.

**Great potential investment
OFFERS OVER £250,000**



UNIT 23



ACCOMMODATION:

Details of Unit 23 is an example of the four units as shown in the above photo. Unit 5 is the two storey unit.

UNIT 23

First floor unit with Vestibule, vinyl flooring and ceiling light, pine doors into...

HALLWAY

Front DG sash style window with Venetian blind and low deep sill, ceiling light, smoke alarm and power point. Access to...

LIVING SPACE

"L" shaped 8'7" x 11'10" and 7'5" x 5'5" (2.62 x 3.62 and 2.20 x 1.66m approx) The living area has TV & satellite connection, electric controllable radiator, power points, 2 rear DG sash windows with Venetian blinds, low deep sill, 2 skylight windows. Power points, telephone point. Fully fitted kitchen area with worktops, under counter fridge, modern wall tiling, smoke alarm, spot lights and built in electric oven and 4 ring hob with extractor. Wall mounted electric hot water heater, vinyl flooring, small breakfast bar, built in shelving, wall cupboards, heat/smoke detector

SHOWER ROOM

6'1" x 6'10" (1.86 x 2.08m approx) Modern shower room with extractor, ceiling light, tiled shower cubicle, electric shower, white WHB and WC, Vinyl flooring, extractor, wall light with shaver point.

BEDROOM 2

6'3" x 10'2" (1.92 x 3.11m approx) Front DG sash window, Venetian blind and deep sill. Sky light window, power points, ceiling light.



UNIT 23



BEDROOM 1

13'4" x 9' (4.06 x 2.75m approx) large room with electric radiator, ceiling light, rear sky light window and DG sash window, Venetian blind and deep sill. Loft hatch.

UNIT 5

Two storey unit with Upvc double glazed door to...

INNER HALL

Door through to...

LIVING SPACE

13'3" x 18'7" (4.65 x 5.66m approx) Front DG sash window with deep sill, telephone point, TV connection, night store heater, power points and ceiling light. Strip light over the kitchen area with a range of base and wall cupboards in modern finish, extractor, stainless steel sink, water geyser, wall tiling and electric 4 ring hob and oven with extractor above. Space for fridge, deep under stair storage cupboard, carpeted stairs to the upper floor with open balustrade.

LANDING

Spot lights, smoke alarm, loft hatch and access to...

SHOWER ROOM

6'9" x 4'2" (2.06 x 1.28m approx) White WHB, WC and corner cubicle with electric shower and wall panelling. Extractor, ceiling light, shaver light/point, wall shelf, hand geyser. Pine wall cabinet.

BEDROOM 1

13'4" x 11'9" (4.06 x 3.58m approx) Part coombed ceilings, 2 front facing velux windows, power points, ceiling light. Door with steps to

BEDROOM 2

10'10" x 14' (3.31 x 4.27m approx) Rear facing velux window, part coombed ceilings, power points and ceiling light.

NOTES

It is understood that, upon achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout. It is understood that the furniture and contents of the apartments would be available by separate negotiation

INCOME

Details of the income generated by the apartments can be made available to genuinely interested parties

COUNCIL TAX

Band A (£1073.62 for 2019/20 to incl water & drainage)

EPC RATING

D 54,54,56,60

SERVICES

Mains water, drainage and electricity

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited 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.

PRICE

On application to the selling agents.

