

10 VICTORIA STREET, NEWTON STEWART, DG8 6BT  
TEL: 01671 402887 FAX: 01671 402650 EMAIL: ns@gmthomson.co.uk

[www.gmthomson.co.uk](http://www.gmthomson.co.uk)

## RIVERSTEAD, CREEBRIDGE, MINNGAFF, NEWTON STEWART



A traditional 2½ storey mid terraced house with accommodation over three floors and overlooking the River Cree. The property provides good family sized accommodation. The main garden opposite the house has been well laid out and maintained with access to the River Cree.

- ENTRANCE HALL
- LOUNGE
- KITCHEN
- BATHROOM
- 5 BEDROOMS
- BOX ROOM
- WC APARTMENT
- SHOWER ROOM
- EPC RATING - 34

## OFFERS IN THE REGION OF £150,000

**GENERAL**

Newton Stewart is a quiet rural market town and is the gateway to the Galloway hills. The town provides a good range of local services including several supermarkets and full range of supporting shops on the high street. It is also the location of the local high school. The town sits on the A75 Euro route which puts the M6 motorway network within a 1 hour 40 minute drive and rail connections are available at Dumfries and Ayr which are both within a 1 hour drive from the town.

**THE PROPERTY**

A 2½ storey mid terraced property overlooking the River Cree. The property requires some upgrading and refurbishment. The property is also a Listed Building.

**THE ACCOMMODATION**

The accommodation which is on three floors provides the following.

**ENTRANCE HALL**

With solid wooden outer door. Central heating radiator. Electricity meters. Coat hooks. Central heating thermostat. Pendant light fitting. Solid wood floor. Stairs to first floor.

**LOUNGE (5.50m x 4.22m)**

With 2 windows to front. Brick built open fireplace with timber mantel and tiled hearth. Central heating radiator. TV aerial. Attractive light fitting. Carpet.

**KITCHEN (3.73m x 4.65m)**

With window to rear and fitted with a range of wall and floor units with worktop over. 1½ bowl Teflon sink unit with mixer tap. Built in cupboard housing hot water cylinder. Built in larder cupboard. Light fitting. Tiled floor.

**REAR PORCH**

With solid wooden outer door. Pendant light fitting. Vinyl floor covering.

**BATHROOM (2.60m x 2.10m)**

With window to rear and fitted with bath and WC. Shower cubicle with Triton electric shower. Heated ladder effect towel rail. Extractor fan. Loft access. Recessed spot lights. Under floor heating. Tiled floor.

NOTE – The bath presently in situ will be replaced with another bath.

**STAIRS TO FIRST FLOOR****SPLIT LEVEL FIRST FLOOR LANDING**

With window to rear. Electric panel heater. Pendant light. Carpet. WC Apartment with WC, wash hand basin and built in cupboard.

**BEDROOM 1 (4.31m x 3.38m)**

With window to front. Central heating radiator. Tiled open fireplace with timber surround. Pendant light fitting. Carpet.

**BEDROOM 2 (4.68m x 3.53m)**

With window to rear. Tiled open fireplace with timber surround. Central heating radiator. Pendant light fitting. Carpet.

**BEDROOM 3 (4.59m x 4.88m)**

With 2 windows to front. Tiled open fireplace. Central heating radiator. Pendant light fitting. Carpet.

**STAIRS TO SECOND FLOOR****LANDING**

With Skylight window. Light fitting. Timber floor.

**BOX ROOM (1.66m x 2.98m)**

With Skylight window to front. Coat hooks. Wall light. Timber floor.

**BEDROOM 4 (2.79m x 2.98m)**

With Skylight window to front. Panel heater. Wall light. Carpet.

**BEDROOM 5 (3.56m x 4.81m)**

With Skylight windows to front and rear. Electric panel heater. Wall light. Carpet.

**GARDEN GROUND**

To the rear of the property there is a small courtyard with 2 outbuildings suitable for storage purposes. The courtyard is mostly laid in gravel with a raised patio area.

The main garden is located opposite the house and has access to the River Cree. The garden consists of flower and shrub borders and has a variety of mature trees along with several fruit trees. There is also a raised rockery area.

**SERVICES**

Mains water, gas, electricity and drainage are connected. Gas fired central heating.

**COUNCIL TAX**

For Council Tax purposes the property is in band E.

**OFFERS IN THE REGION OF £150,000**

Offers should be submitted in Scottish legal form to the sole selling agents.

**HOME REPORT**

The Home Report is available at [www.packdetails.com](http://www.packdetails.com). Reference HP401522.

**POST CODE**

DG8 6NR

**VIEWING**

Viewing is strictly by appointment only and all arrangements to view must be made with the selling agents.

**CLOSING DATE**

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

**PARTICULARS**

These particulars were prepared on the 17th September 2015 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.