

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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

## 3 KIRROUGHTREE COURT, MINNIGAFF, NEWTON STEWART, DG8 6AN



End terraced and part of the converted former stable block development, approached through the grounds of the Kirroughtree House Hotel and situated on the edge of town in a small residential development.

- KITCHEN
- LOUNGE
- 2 BEDROOMS
- BATHROOM
- EPC RATING - 46

**OFFERS IN THE REGION OF £75,000**

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



**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**

The property which is of stone construction under a slate roof, may be suitable for an ideal home for either FIRST TIME BUYER, BUY TO LET INVESTOR or HOLIDAY HOME.

**ACCOMMODATION**

The accommodation which is on two floors provides the following.

**ENTRANCE VESTIBULE**

With UPVC half glazed outer door. Night store radiator. Under stairs cupboard which houses the electricity meter. Wood effect laminate flooring. Pendant light fitting. Stairs to first floor.

**BATHROOM (1.85m x 2.23m)**

With window to side and fitted with suite of bath, wash hand basin and WC. Mixer tap shower fitment. Wall fan heater and shaver light / socket. Pendant light fitting. Vinyl floor covering.

**BEDROOM 1 (2.84m x 4.48m) (max)**

With window to side. Built in cupboard with hanging rail. Electric panel heater. Pendant light fitting. Carpet.

**BEDROOM 2 (2.37m x 3.88m)**

With window to side. Built in cupboard with hanging rail and shelving. Electric panel heater. Pendant light fitting. Carpet.

**STAIRS TO FIRST FLOOR****LANDING**

With airing cupboard off and hot water cylinder.

**KITCHEN (2.41m x 3.14m)**

With window to front and fitted with range of wall and floor units with worktop over. Single drainer stainless steel sink unit. Washing machine plumbing. Fluorescent strip light. Wood effect laminate flooring.

**LOUNGE (3.97m x 5.42m)**

With windows to side and rear. Night store radiator. TV aerial and Telephone point. Ceiling light fitting. Carpet.

**GARDEN**

There is a communal courtyard.

**SERVICES**

Mains water and electricity are connected. Drainage to septic tank.

**COUNCIL TAX**

For Council Tax purposes the property is within Band C.

**ASKING PRICE – Offers In The Region Of £75,000**

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

**HOME REPORT**

The Home Report is available at [www.onesurvey.org](http://www.onesurvey.org)

**VIEWING**

Viewing is strictly by appointment with the Letting Agents, G.M. Thomson & Co., 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

**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 26th April 2016 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.

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- 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.
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