

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## 2 QUEEN STREET NEWTON STEWART, DG8 6JL



End terraced flat with good sized accommodation over 2 floors situated within the town centre of Newton Stewart.

- ENTRANCE PORCH / HALL
- LOUNGE
- KITCHEN
- BATHROOM
- 3 BEDROOMS
- BOX ROOM
- EPC RATING - G

**OFFERS OVER £75,000**

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



**GENERAL**

Newton Stewart is a quiet rural market town with a good range of facilities including primary and secondary schools and its own leisure centre. Newton Stewart is known as the "Gateway to the Galloway Hills" which offers good mountain bike trails including 7Stanes, hill walking, camping etc. The Galloway Hills Rally has also been run here over the last 2 years and Newton Stewart is ideally situated with good road links south to Stranraer and the ferry port of Cairnryan which runs a regular service to Belfast or road links east to the larger town of Dumfries and onward to Carlisle. There are regular bus services which operate throughout the day with good links to the smaller villages of Wigtown, Scotland's Book Town which hosts an annual book festival.

**THE PROPERTY**

The property is of tradition stone construction with tiled roof and offers good family sized accommodation over two floors. There is a small area of garden ground to the rear which is mainly laid to concrete with a timber shed. There is an allocated parking space for one vehicle to the rear of the garden ground located on Goods Lane.

**THE ACCOMMODATION**

The accommodation which is on two floors provides the following.

**ENTRANCE PORCH**

With solid wooden outer door. Ceiling light fitting. Vinyl flooring.

**HALLWAY**

With stairs to first floor. Pendant light fitting. Window to rear. Carpet.

**FIRST FLOOR LANDING**

Built in cupboard. Coat hooks. Telephone point. 2 pendant light fittings. Carpet.

**KITCHEN (3.60m x 4.28m)**

With window to front and fitted with modern range of wall and floor units with wood effect worktop over and single drainer stainless steel sink unit with mixer tap and splash back. Built-in cupboard housing electricity meters. Night store radiator. Washing machine plumbing. Pendant light fitting and strip light. Vinyl floor covering.

**BATHROOM (2.14m x 3.54m) (max)**

With window to rear and fitted with suite of bath, wash hand basin and WC. Large shower cubicle with Triton electric shower. Medicine cabinet. Partly tiled walls. Build in cupboard. Extractor fan. Pendent light fitting. Wood effect laminate flooring.

**LOUNGE (5.49m x 4.81m)**

With 2 windows to front and 1 to side. Tiled fireplace with mains connected gas fire. Built in cupboard. 2 night store radiators. Attractive light fitting. TV point. Intercom telephone. Carpet.

**BEDROOM 1 (3.48m x 3.48m)**

With window to rear. Night store radiator. Carpet.

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

Ceiling light fitting. Carpet.

**BEDROOM 2 (3.58m x 4.82m) (max)**

With skylight window to rear. Electric panel heater. 2 recessed ceiling spotlights. Carpet.

**BOXROOM (2.50m x 1.90m)**

With skylight window to front. Ceiling light fitting.

**BEDROOM 3 (3.46m x 4.82m) (max)**

With skylight window to rear. Electric panel heater. 2 recessed ceiling spotlights. Carpet.

**GARDEN**

There is a small enclosed area of garden ground to the rear which is mainly laid in concrete with timber shed. There is also an allocated car parking space to the rear of the garden ground located on Goods Lane.

**SERVICES**

Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX**

For Council Tax purposes the property is in band C.

**ASKING PRICE - OFFERS OVER £75,000**

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: HP470857

Post Code: DG8 6JL

**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 26th September 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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