



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

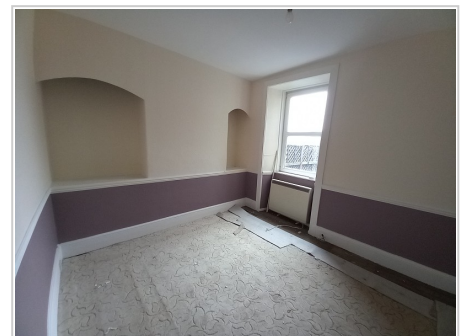
E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

Victoria Street,
Newton Stewart,
Dumfries and Galloway.
DG8 6BT

£55,000



- Refurbishment opportunity
- Deceptively spacious
- Easy access to local amenities
- Electric heating
- Large kitchen

Ref: PRA10717

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

We welcome to the market this 3 bedroom flat in the centre of Newton Stewart. Deceptively spacious, the property provides an exciting opportunity for an owner to put their stamp on things. Viewing is recommended to fully appreciate the scale of the space available.

Although requiring refurbishment, the property has the potential to be a lovely home or a project for a property investor. The accommodation comprises an entrance hall, with stairs leading up to a generous first floor landing, accessing the grand living room, a bedroom, bathroom and kitchen. The stairs continue up to the converted attic floor and two further bedrooms.

Accommodation



Entrance Hall / Stairway (19' 11" x 6' 2") or (6.06m x 1.89m)

Entering the property from the main street, the inner door opens to a hallway with a stairway to the main part of the accommodation.

Convenient under stairs storage is present, and there are coat hooks at the bottom of the stair.



Landing (9' 5" x 10' 4") or (2.88m x 3.15m)

An open space with wooden laminate floor, magnolia walls and white painted joinery. Doors lead off to the living room and a bedroom, with the bathroom and kitchen accessed through an open doorway towards the rear of the property.



Living Room (10' 8" x 22' 1") or (3.25m x 6.73m)

A large grand room stretching the width of the property. Three sash windows provide the room with plenty of light and a view over Victoria Street. The room features a light brown carpet, a storage heater, two pendant light fittings and a storage alcove at one end.



Bedroom 1 (9' 7" x 11' 8") or (2.93m x 3.55m)

This room features purple walls up to dado rail height, and magnolia above. The storage heater sits back in the bay of the double glazed window. Two alcoves provide interest and potential for storage. Light brown carpet and pendant light.



Bathroom (5' 7" x 9' 6") or (1.70m x 2.89m)

Grey painted walls with white splash panels around the bath. Coordinating toilet and sink with separate taps. Triton electric over bath shower, and shower screen. Immersion water heater contained within a cupboard



Kitchen (14' 0" x 10' 8") or (4.27m x 3.26m)

Bright, large kitchen at the rear of the property with base units at two walls and a stainless steel sink with mixer tap. Vinyl flooring and a useful pulley are present. Access to the pantry room at the north corner of the room.



Pantry (4' 7" x 9' 6") or (1.40m x 2.89m)

A useful additional space off the kitchen. White painted walls, vinyl flooring and a double socket.



Upper floor landing (6' 4" x 11' 11") or (1.94m x 3.64m)

A winding stairway, with over stairs cupboard storage, leads to a bright landing with views towards the river.



Bedroom 2 (14' 7" x 9' 3") or (4.45m x 2.82m)

This large bedroom has velux windows on the west and east sides of the property. White painted walls, wooden flooring, 2 plug points and a pendant light fitting.



Study (8' 0" x 11' 8") or (2.43m x 3.56m)

A good sized study or single bedroom, painted white with wooden floor, two plug points and a velux window to the west.



Outside

The view at the rear of the property is towards the River Cree

Services

Mains electricity, mains water, mains drainage

EPC Rating:17

Tenure

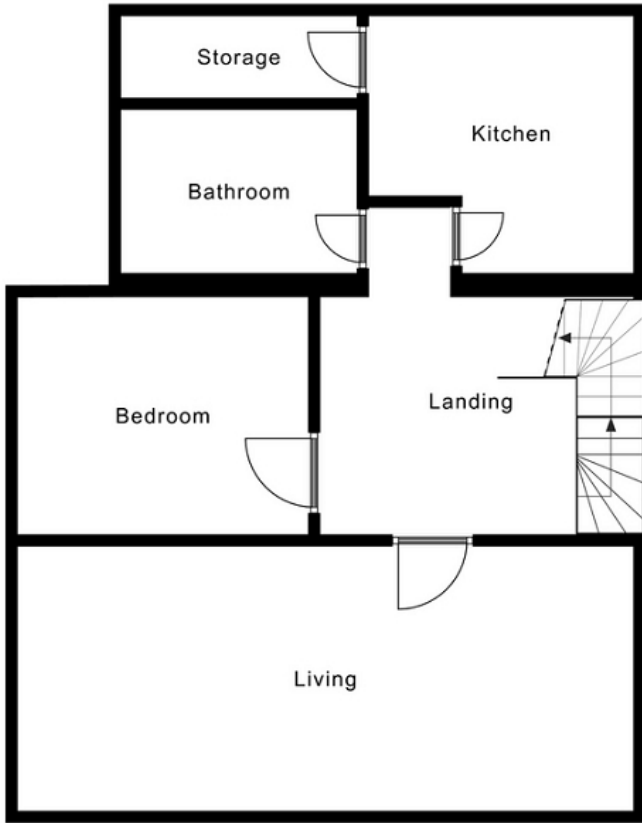
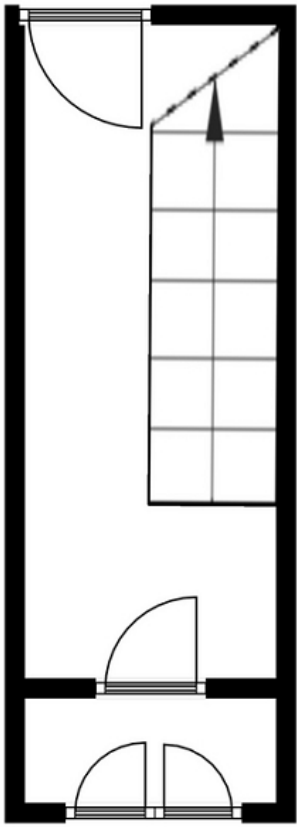
We are informed that the tenure is Freehold

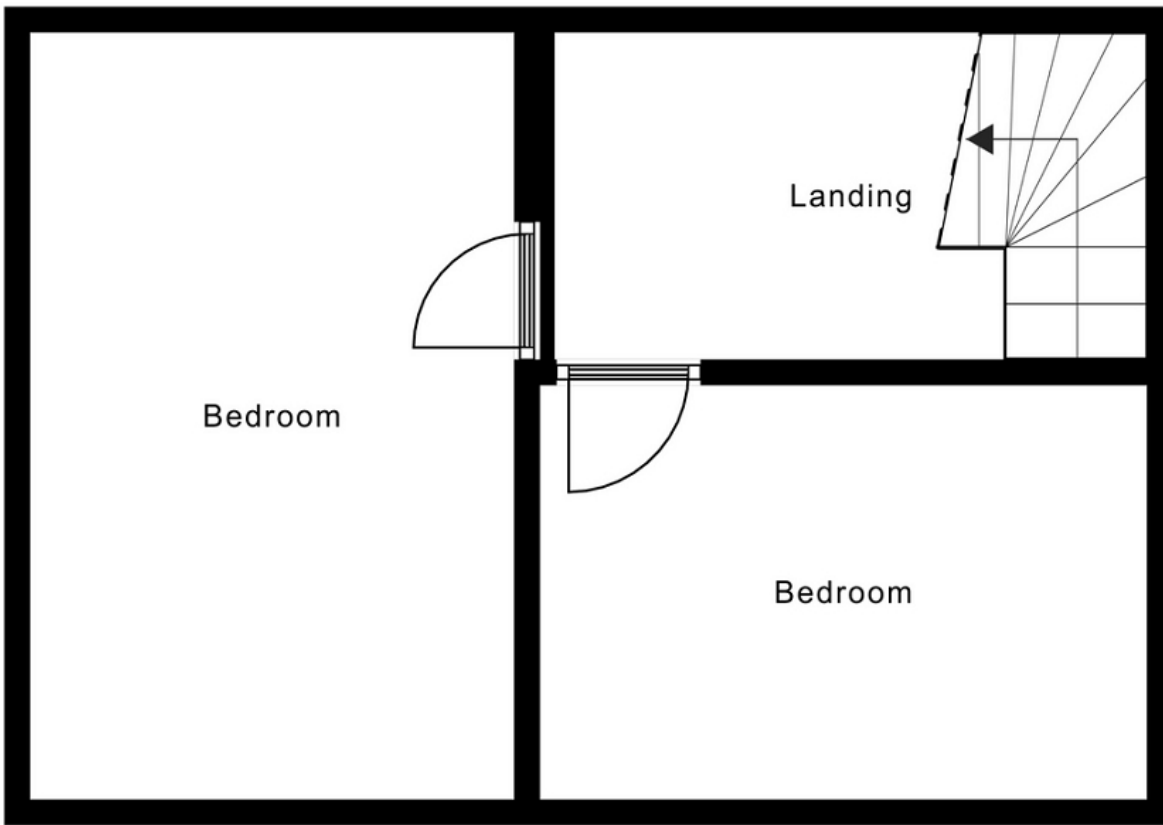
Council Tax

Band B

Directions

The property is across the road from our Newton Stewart office.





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.