



**6 Albert Street,
Newton Stewart,
DG8 6EJ**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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and as **HUNTER & MURRAY**

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- **Mid terraced property situated in town centre, close to all local amenities**
- **6 Bedrooms and 2 public rooms**
- **Easily maintained garden**
- **Gas central heating and double glazing**
- **Offers in the region of £150,000**



6 ALBERT STREET, NEWTON STEWART

Mid-terraced 6 bedroom property situated close to town centre and all local amenities. The property benefits from double glazing, gas central heating and easily maintained garden to the rear.

Accommodation comprises: - Ground Floor: Hall. Lounge. Dining Room. Sitting Room. Kitchen. Utility Room. Store Room. WC. First Floor: 4 Bedrooms. Bathroom. Second Floor: Two Bedrooms.

GROUND FLOOR ACCOMMODATION

Hall

UPVC glazed door.

Lounge

6.62m x 4.85m

East facing window with built in storage below. Open plan with dining room.

Dining Room

4.85m x 2.70m

West facing window. Feature fireplace with inset Dowling stove. Built-in cupboard housing combi boiler. Radiator.



Sitting Room

4.23m x 3.54m

North facing window. Built-in shelved storage cupboard. UPVC glazed door with glazed side panel. Radiator.

Kitchen

3.90m x 2.76m

East facing window. Fitted with a good range of wall and floor units, ample worksurfaces with matching upstands and inset stainless steel sink. Integrated appliances include counter-top electric hob with chimney style extractor fan above, eye-level double oven and dishwasher.



Utility Room**2.50m x 2.33m**

Velux window and two north facing windows. Space and plumbing for washing machine. Wall mounted electric meters. Radiator.

Store Room**3.23m x 2.37m**

Two north facing windows. Radiator.

WC**1.76m x 1.32m**

Velux window. Fitted with a white suite comprising wash hand basin, WC and bidet.

FIRST FLOOR ACCOMMODATION**Landing**

East facing window. Radiator.

Bedroom 1**3.30m x 2.50m**

West facing window. Wash hand basin. Radiator.

Bedroom 2**3.30m x 2.42m**

West facing window. Wash hand basin. Radiator.

**Bedroom 3****3.38m x 2.70m**

East facing window. Radiator.

Bedroom 4**3.75m x 3.34m**

East facing window. Wash hand basin. Radiator.

Bathroom**2.70m x 1.70m**

Partial wet wall panelling and fitted with a white suite comprising two countertop wash hand basins with storage below, WC and bath with electric shower over. Ladder style heated towel rail.

SECOND FLOOR ACCOMMODATION**Landing**

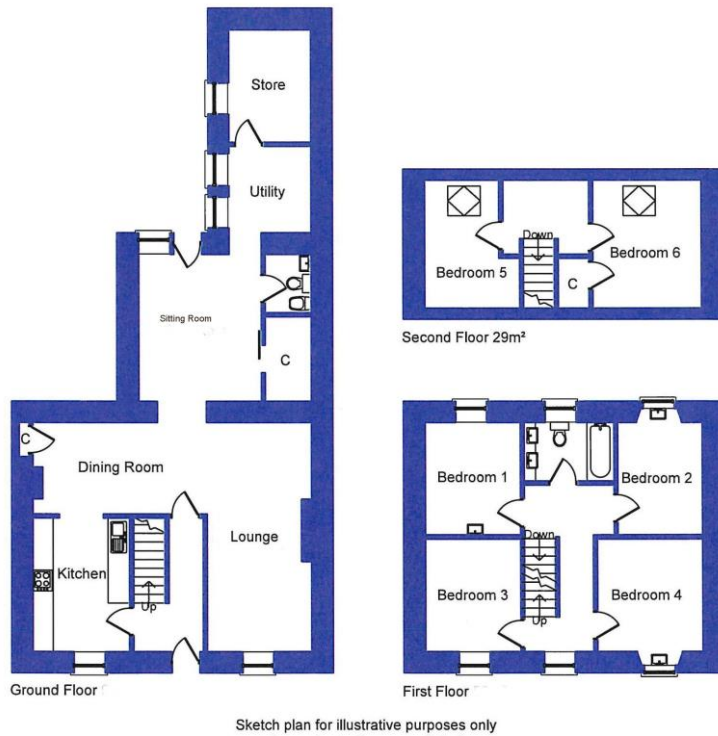
Velux window. Eaves storage.

Bedroom 5**3.68m x 2.11m**

Velux window. Wash hand basin. Hatch to attic. Eave storage. Radiator.

Bedroom 6**3.70m x 3.20m**

Velux window. Wash hand basin. Hatch to attic. Built in cupboard and eaves storage. Radiator.



Garden

The garden ground is hard landscaped for ease of maintenance.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to mains drainage system. EPC = D.

COUNCIL TAX

The property is in Band D.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £150,000 are anticipated and should be made directly to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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