



A B & A
Matthews

6 Albert Street,
Newton Stewart,
DG8 6EJ

Offers in the region of £99,000



Newton Stewart is a charming market town nestled on the banks of the River Cree, framed by the rugged beauty of the Galloway Hills. A gateway to the Galloway Forest Park, the UK's first Dark Sky Park, the town is a haven for outdoor enthusiasts, offering world-class mountain biking trails and scenic hill walking routes through some of southern Scotland's most dramatic landscapes.

Wildlife thrives in the surrounding forests and hills, with red and roe deer frequently seen, and wild goats roaming the rocky crags. The area's natural appeal is complemented by a strong local community and excellent amenities, including primary and secondary schools, a leisure centre, cinema, health centre, and a range of independent shops and services.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 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 £99,000



This spacious mid-terraced property offers six bedrooms and is ideally located within walking distance of the town centre and all local amenities. Benefiting from double glazing and gas central heating throughout, the home also features an easily maintained rear garden—perfect for those seeking low-maintenance outdoor space.

The ceiling in the dining area and front lounge has collapsed, meaning the property requires significant remedial work. This presents an excellent opportunity for buyers looking to modernise, renovate and add value. Ideal for investors, renovators or larger families, the property offers great potential in a sought-after location.



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.

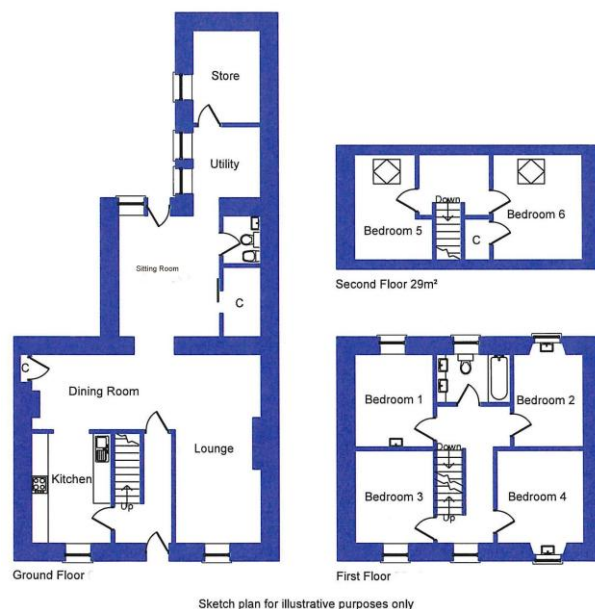
Garden

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 of £247 every 6 months or £9.50 per week. This is to cut grass, window cleaning and buildings insurance.





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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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.