

**A B & A
Matthews**

PROPERTY FOR SALE



***10 Mansefield Place,
Newton Stewart, DG8 6LS***

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

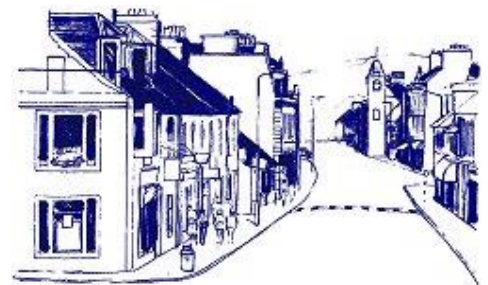
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK
Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **First floor flat situated close to town centre and all local amenities**
- **Two bedrooms**
- **Double glazing and gas central heating**
- **Offers in the region of £55,000**



10 Mansefield Place, Newton Stewart

Spacious two bedroom first floor flat situated within easy walking distance of the town centre and all local amenities including supermarkets, cinema, cafes, library and leisure centre. The property benefits from double glazing and gas central heating. Accommodation comprises: - Entrance Hall. Lounge. Kitchen. 2 Bedrooms. Bathroom.

ACCOMMODATION

Entrance Hall **6.40m x 1.16m**

Hardwood entrance door. Two built in storage cupboards and cupboard housing electric meters. Built in store (2.73m x 1.53m) housing central heating boiler

Lounge **4.78m x 4.00m**

Rear facing window. Radiator.



Kitchen **4.00m x 2.20m**

Front facing window. Fitted with floor and wall units with tiled splashbacks and inset single drainer stainless steel sink. Space and plumbing for washing machine. Space for slot in cooker and space for fridge freezer. Radiator.



Bedroom 1 **4.10m x 2.72m**

Front facing window. Radiator.

Bedroom 2 **3.70m x 2.82m**

Rear facing window. Built in wardrobe. Radiator.

Bathroom **2.03m x 1.73m**

Partially tiled and fitted with a white suite comprising wash hand basin, WC and bath with electric shower over. Radiator.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Gas central heating. EPC = C

COUNCIL TAX

The property is in band A.

VIEWING

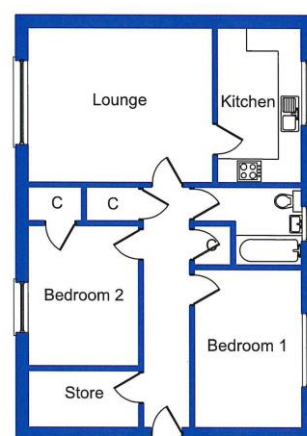
By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £55,000 and are to 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.



Sketch plan for illustrative purposes only

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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.