



1 Alfred Place, Newton Stewart

Newton Stewart, DG8 6NW

Offers in Region of **£110,000**

Located in Newton Stewart – known as the 'Gateway to the Galloway Hills'. It is also a market town, with a central position in the heart of Dumfries and Galloway, so customers regularly travel from the various towns, villages and farms in South West Scotland. Tourists are attracted to the area because of the scenery, and outdoor pursuits such as hill-walking, organised mountain biking, fishing, swimming from unspoiled beaches, etc. with facilities such as visitor centres nearby. The Property, is situated just off Victoria Street within walking distance to Post Office, 2 butchers, 2 large supermarkets, local parks, live music venue, independent shops Bakers, Outdoor Shop, Cinema and local bus stop within a short walking distance.

- Convenient location
- Riverside views
- Close to all major amenities
- Ideal buy to let investment
- Potential first-time purchase
- Currently used as a very successful Air BnB
- Home report value of £155,000



An opportunity arises to purchase a spacious three-bedroom property within the town centre of Newton Stewart. In good condition, the property is currently used as a very successful Air BnB which generates a steady income. Of traditional construction under a slate roof, this provides spacious accommodation over three levels whilst benefitting from full double glazing and electric heating. Within walking distance to all local amenities and an open outlook over the River Cree, viewings of this property is to be thoroughly recommended. This is an ideal opportunity to have living accommodation alongside 1-3 Arthur Street.

Lounge

Utility Room

Kitchen

WC

Bathroom

Bedroom 1

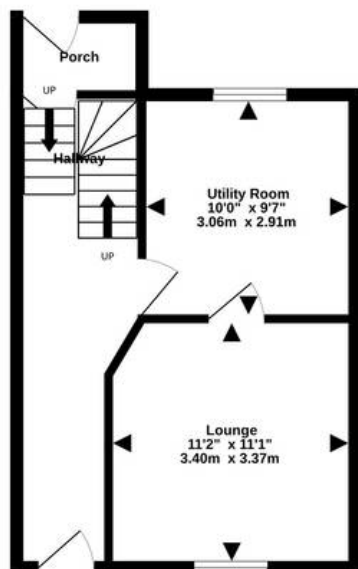
Bedroom 2

Bedroom 3

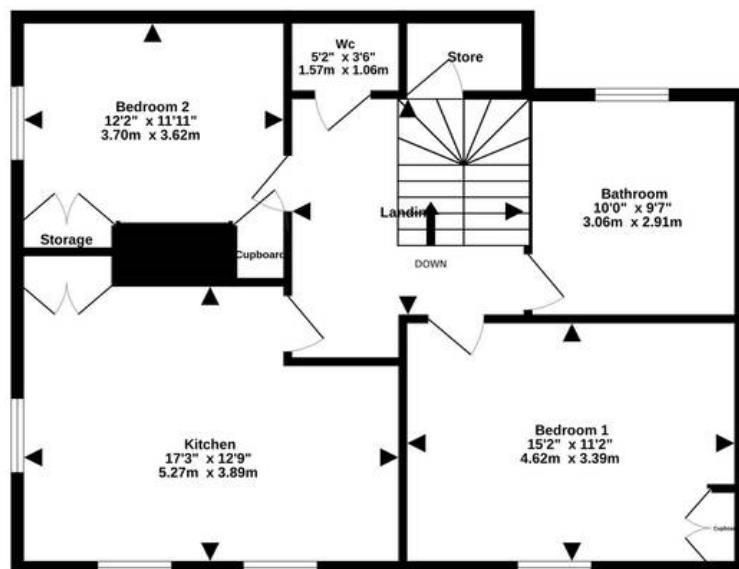




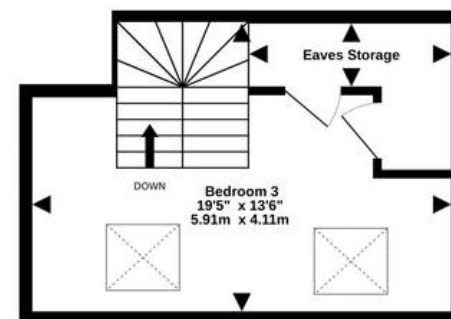
Ground Floor
341 sq.ft. (31.7 sq.m.) approx.



1st Floor
754 sq.ft. (70.1 sq.m.) approx.



2nd Floor
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX BANDING: B

EPC RATING: F

SERVICES Mains electricity, water & drainage. Gas is available outside the property.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

