

1-3 Arthur Street
Newton Stewart, DG8 6DE

1 Alfred Place
Newton Stewart, DG8 6NW

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A spacious commercial premises with adjoining three-bedroom property within the heart of Newton Stewart

Offers Around: £120,000 are invited

1 Alfred Place, Newton Stewart, DG8 6NW

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Key Features:

Convenient location

Riverside views

Close to all major amenities

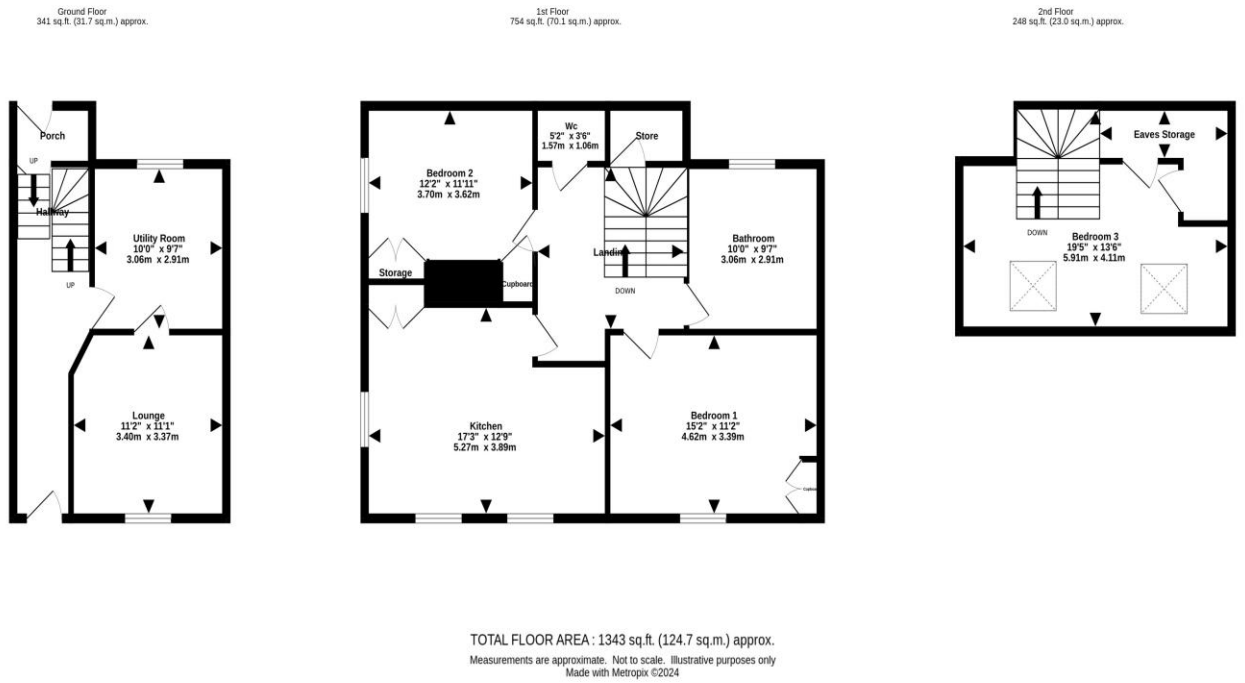
Three double bedrooms

Ideal buy to let investment

Potential first-time purchase

Currently used as a very successful Air BnB

Home report value of £155,000



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Property description

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.

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.











1-3 Arthur Street, Newton Stewart, DG8 6DE

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Key Features:

Prime trading location

Centrally located on the main street

Large shop with double display frontage

Potential owners' accommodation next door (3 bedroom)

Suitable for a variety of uses

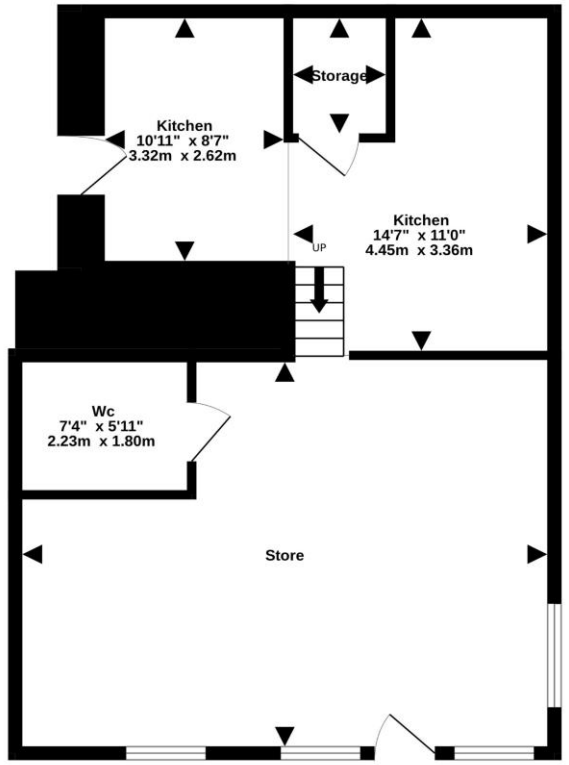
Ground floor WC

Good condition throughout

Kitchen facilities installed

Perfect for either an Indian or Chinese Takeaway/ Restaurant

Ground Floor
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 6 (58.6 sq.m.) ap
Measurements are approximate. Illustrative
Made with 2024

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Property description

Perfect for an Indian or Chinese takeaway and restaurant, as 1 -3 Arthur street was a very successful restaurant some years ago however, had to close and had latterly been used for a clothes shop. The downstairs kitchen has been fully rewired for many cooking appliances plus it has the very best stainless-steel fume extraction system which leads outside and some 30 feet tall, costing some £8000 when fitted.

Substantial retail premises in prime trading position in the busy market town of Newton Stewart

The premises is in very good condition and comprises over 60^{2}m of display and storage space on the ground floor as well as a ground floor WC. With kitchen facilities and storage below, this allows for the property to be suited for a wide variety of uses.

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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted floor coverings and blinds throughout. Certain other items may be available by separate negotiation. Furnishings in 1 Alfred Place can be negotiated separately also.

COUNCIL TAX	EPC RATING
Band B	F

RATEABLE VALUE	EPC RATING
£3400	G

SERVICES

Mains water, drainage and electricity. Gas is available just outside the property. Electric heating.

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.



www.gapinthemarket.com

Galloway & Ayrshire Properties
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Newton Stewart
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