



First floor flatted dwelling in a block of 4 purpose building properties, situated in a quiet residential area of Minnigaff, a short distance from Newton Stewart town centre. It is understood that there is a regular town bus service nearby.

The property would be ideal for a **BUY TO LET INVESTOR** and is currently the subject of a short assured tenancy.

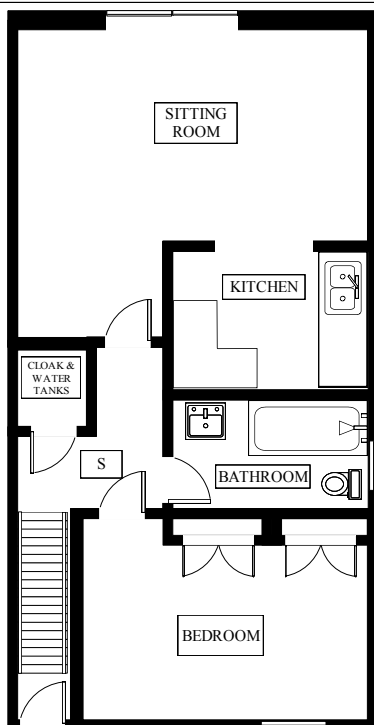
Accommodation comprises: **ENTRANCE HALL, LANDING with large CLOAK cupboard, SITTING ROOM, fitted KITCHEN, BATHROOM and DOUBLE BEDROOM.**

The property is in need of some modernisation but is currently partially double glazed and benefits from Night store heating. Allocated parking to the front. Shared drying area at the rear.

OFFERS AROUND £49,000



6 PENKILN MEWS, MINNIGAFF, NEWTON STEWART DG8 6AA



ACCOMMODATION

Access from the parking area through UPVC double glazed panelled door to the entrance hall. Carpeted stairs to...

HALL

Night store heater, power point, ceiling light. Attic window. Large walk in storage cupboard with cloak rail, light, electricity meters and fuse boxes, hot and cold water tanks. Hatch to insulated loft space with Velux roof light.

SITTING ROOM

17'3" x 12'11" down to 10'2" (5.26 x 3.98 down to 3.11m approx) 2 large rear facing tilt and turn windows with woodland view. Night store heater, power points, TV aerial connection, ceiling light and telephone socket. Open archway through to...

KITCHEN

6'9" x 9'6" (2.07 x 2.9m approx) Fitted Kitchen with base units, drawers and open shelving in teak effect, granite effect worktops, single drainer stainless steel sink. Plumbed for washing machine, power points, cooker point, immerser and ceiling light. Extractor fan.

BATHROOM

5'3" x 8'11" (1.61 x 2.72m approx) Three piece bathroom suite in Peach comprising WC, WHB and bath with electric Triton shower. Wall tiling, ceiling light and opaque window.

BEDROOM

14' x 10 (min)(4.27 x 3.05m approx) Double bedroom with front facing UPVC double glazed window, deep sill. Power points and ceiling light. Night store heater. Two double built in wardrobes with hanging rails and shelving.

PARKING/DRYING AREA

The flat has an allocated parking area to the front and drying area to the rear.

COUNCIL TAX - Band B (£135.44 for 2016/17 incl. Water/drainage)

SERVICES

Mains Water, drainage, electricity

EPC Rating

D - 56

VIEWING ARRANGEMENTS

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

OFFERS

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.

PRICE

Offers around £49,000 (Home report Valuation £50,000)

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. **Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Contact one of our branches. **Disclaimer: Misrepresentation Act 1967.** The particulars displayed do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.