



**galloway & ayrshire properties**



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**25 & 27 VICTORIA STREET  
NEWTON STEWART  
DG8 6NL**



**Shop premises and house available in the centre of  
Newton Stewart.**

**Shop suitable for a variety of uses and in excellent  
central position.**

**3 Bedroomed house with 2 Public rooms and 2  
Bathrooms.**

**Outside Terrace**

**New DG windows and doors installed 2022/23 in house  
and shop**

**Modern combi fired gas central heating. Electric  
heating in shop.**

**OFFERS OVER £210,000**



## Ground Floor

### Entrance Hall

2 x 5.51m UPVC door from Victoria Street, tiled floor, double radiator, power points, spotlights, gas meter cupboard. Under stairs storage, carpeted stairs to the first floor. Built-in work top/computer table. Walk in storage area with Louvre doors and strip light

### First Floor

#### Hallway

5.4 x 2.01m with front DG window, built-in storage below, double radiator, open plan timber stairs with balustrade, power points, spotlights, pine panelled ceiling, telephone point. Double single glaze doors to

#### Sitting room

3.8 x 5.5m with front and two side UPVC DG windows, built-in bookcases. Power points, central ceiling rose and light, cornice, double radiator, gas connection available.

#### Access to

#### Office/Bed 3

4.51 x 2.92m with front and side UPVC DG windows, built-in storage below, radiator with fretwork cover, original timber floor. Ceiling rose and light, cornice, 2nd radiator

#### Bedroom 1

4.36 x 3m with ensuite dressing area and shower room. Double radiator, power points, ceiling spotlights, recess with power for television and drawer unit, UPVC DG window, power points

#### Shower room

2.15 x 1.51m Fully tiled cubicle with extractor and light, WC, built-in vanity unit with tiled surface and cupboard below, side opaque DG window, shaver light, spotlights and double radiator

#### Dressing area

2.02 x 2m range of built-in storage with sliding doors and cupboard storage. Open plan design to bedroom. Glass panel door from the hall

#### Living Kitchen

3.72 x 5.40 – Living area 3.16 x 3.72m with pine panelled ceiling, wall lights, gas living flame fire set on a raised plinth with power points, ideal for TV/video, radiator.

**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. Terms and conditions apply. For full details contact one of our branches.

Open plan design to kitchen 3.69 x 2.29m fully fitted with a range of timber faced units with dark, contrasting worktops, integrated fridge freezer, slot in electric cooker, tiled splashback, concealed extractor, 1 1/2 silkquartz sink, front DG window with Venetian blind, integrated dishwasher, hatch to hallway, block wood breakfast bar, glazed display cupboards, open corner units, feature ceiling beams, spotlights, and overhead light with fan. Double sliding doors to terrace. Access to

**Utility room** 2.02 x 2.1m rear DG window, pine panelled inner, built-in cupboard with the gas Combi boiler, plumbed for washing machines and space for tumble dryer with worktop. Single drainer stainless steel sink with mixer tap, wall tiling, power points, strip light. Access to

**Bathroom** 2.17 x 3.29m with front DG window, pine panelled and tiled inner, corner Jacuzzi bath with showerhead, glass shelved recessed, wash hand basin, WC, radiator, pine panelled ceiling with spotlights and extractor

#### Second floor

open plan timber staircase with balustrade and access to

**Playroom** 3.28 x 5.05m fully pine lined and coombed with front and rear Velux windows, recessed strip lighting, power points, TV point, double built-in wardrobe, front UPVC dormer window, radiator, access to

**Bedroom 2** 3.65 x 3.48m rear facing Velux window, front facing UPVC dormer window, eaves access, fully coombed ceiling, power, points, radiator, TV connections, wall lights.

#### Outside Terrace

From the living area there are sliding patio doors providing access to an elevated terrace which has timber interlocking flooring blocks, ample space for sun lounger, patio set. Very sunny position currently brightened by the Vendors planters. Outside tap outside light. There is Summerhouse with single glazed windows and sliding door.







## SHOP PREMISES

<u>Front Shop</u>	4.2 x 4.9m with a large new UPVC double glazed windows to the side providing excellent display space. 2 front DG windows and recessed DG door. The main shop space has tube heaters and an electric radiator, power points and strip lights. Open through to
<u>Inner Shop</u>	3.66 x 2.72m with strip lights and ample space for display and shelving, power points. Open through to
<u>Rear Shop</u>	4.33 x 4.41m good size area with ample strip lights, power points, electric heater. Access to
<u>Office</u>	4.38 down to 2.8 x 3.81m with strip lighting, TV connections, wall shelving, loft hatch and access through to washroom with wall light, extractor, WC, wash hand basin with electric water heater.

These premises have been used for a variety of uses and would suit any kind of retail business. Any other business requiring change of use would be subject to local planning permission.

## NOTES

The vendors replaced all the windows and doors in both the house and shop in 2022/23 with modern UPVC units. It is understood that the gas boiler is also fairly recent. On achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout both properties.

It is understood that on achieving a satisfactory price by separate negotiation the vendors would consider offers for selling the business also.

## COUNCIL TAX & RATEABLE VALUE

Band C RV £5000 (subject to full small business relief)

## EPC RATING

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## SERVICES

Mains electricity, water & drainage. Gas fired central heating and electric heating in shop.

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

## 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.

