

*Water's Edge,  
5 Callander Close,  
Galrieston,  
DG8 8BB*

*Offers in the region of £155,000*





*Water's Edge* is set in the heart of the popular fishing village of Garlieston, nestled near the southern tip of the Machars Peninsula, a serene and unspoiled corner of southwest Scotland known as the “coastal pastures.” This tranquil area offers a true escape, with charming harbour villages, scenic coastal walks, sandy beaches, and opportunities for sailing, cycling, golfing, birdwatching, or simply unwinding in peaceful surroundings. Garlieston lies approximately 14 miles south of Newton Stewart, a vibrant market town offering a wider range of amenities including supermarkets, shops, a secondary school, cinema, and leisure centre. To the north of Newton Stewart lies Kirroughtree Forest Park, a haven for outdoor enthusiasts. The park features world-renowned 7stanes mountain biking trails, as well as walking paths, fishing spots, and abundant natural beauty. Kirroughtree is also part of Galloway Forest Park, the UK’s first Dark Sky Park, where stargazing conditions are among the best in Europe due to minimal light pollution. This idyllic location makes *Water's Edge* not only a peaceful coastal retreat but also an ideal base for exploring all that this beautiful and diverse region has to offer.

**Council Tax Band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: D**

- End-terraced property
- 2 Bedrooms
- Views over the harbour
- Walk-in condition





Charming Two-Bedroom End-Terrace in Coastal Harbour Village  
Located within a picturesque harbour development in the sought-after coastal village of Garlieston, this beautifully presented two-bedroom end-terraced property enjoys stunning views over Garlieston Harbour. Offering spacious accommodation arranged over two floors, the property is decorated to a high standard throughout, creating a bright and airy atmosphere that's ready to move into. Features include a log-burning stove, double glazing, and electric heating, ensuring year-round comfort. Perfect as a permanent residence, holiday home, or investment, this property is ideally placed to generate a strong holiday letting income thanks to its coastal setting and immaculate condition.



## **GROUND FLOOR ACCOMMODATION**

### **Lounge - 5.36m x 4.17m**

UPVC glazed entrance door. Bright and airy room with east facing window. The ground floor accommodation is open plan with the kitchen and dining area. Feature multi-fuel stove with slate hearth and stone wall. Understairs storage cupboard housing electric meters. Stairs to first floor accommodation.

### **Kitchen/Dining Area - 5.37m x 2.80m**

Two west facing windows and north facing window. Fitted with a good range of modern wall and floor units, ample worktops with upstands to match, tiled splashbacks and inset composite drainer sink. Integrated appliances include electric hob, electric oven below and chimney style extractor fan above. Space and plumbing for washing machine. UPVC glazed door giving access to outside area. Electric panel heater

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Built-in cupboard housing water tank. Panel heater.

### **Bedroom 1 - 3.12m x 3.00m**

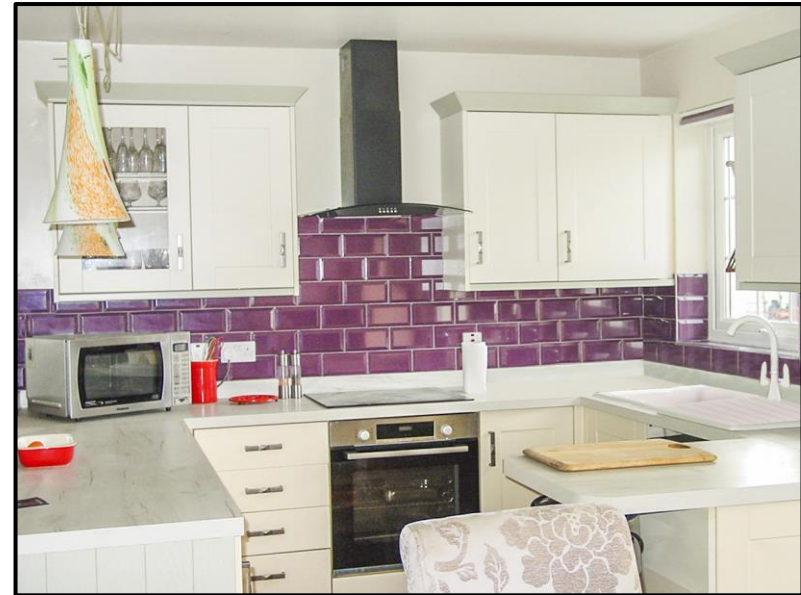
West facing window and French doors leading to balcony with views over harbour. Built-in shelved and hanging cupboard.

### **En-Suite - 2.33m x 0.90m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Panel heater. Extractor fan.

### **Bedroom 2 - 4.55m x 2.93m**

Two east facing windows. Built-in shelved and hanging cupboard. Hatch to attic. Panel heater.





**Bathroom - 2.11m x 1.85m**

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with mains shower over. Heated towel rail. Extractor fan.

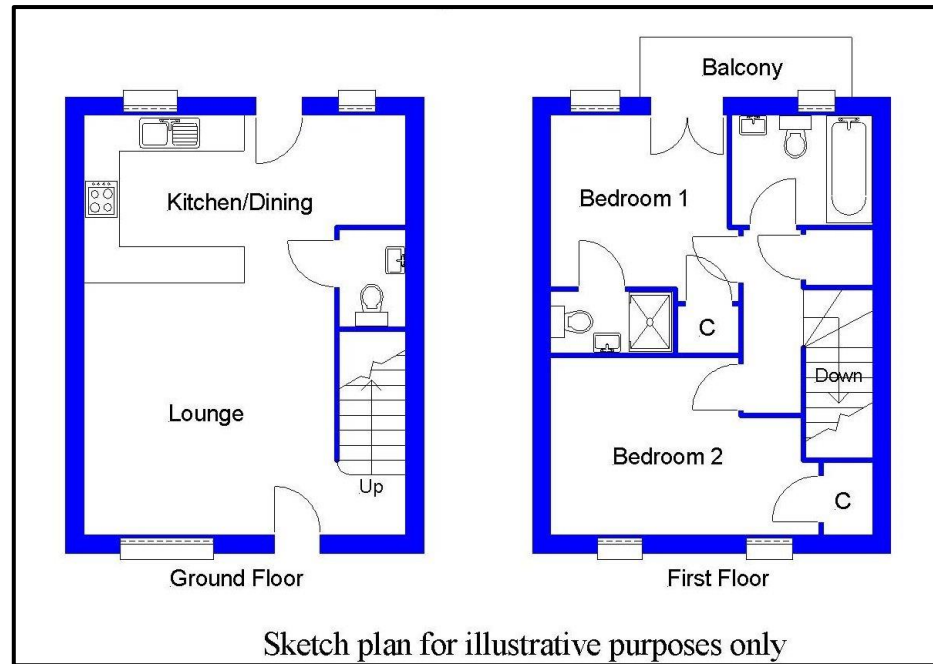
**Garden**

There is a small, gravelled area to the rear of the property and paved area to the front. Allocated parking space. Walled communal area for wheelie bins.

**SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system.





#### **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.

A B & A  
Matthews

38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamattthews.com](http://www.abamattthews.com)

---

#### 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.