



A B & A
Matthews

12 Elizabeth Crescent
Newton Stewart
DG8 6HE

Offers in the region of £225,000



Newton Stewart is a small market town in Dumfries and Galloway, southwest Scotland, situated on the banks of the River Cree. It is often considered the gateway to the Galloway Hills and the Galloway Forest Park, making it a popular base for walkers, cyclists, and nature lovers. The town has a rich history tied to the wool and textile industries, though today it's better known for its scenic surroundings and access to outdoor recreation. The main street features traditional stone buildings, local shops, and cafes, giving it a distinctly rural Scottish charm. With its proximity to dramatic landscapes, dark skies ideal for stargazing, and peaceful countryside, Newton Stewart offers a quiet, authentic experience of southern Scotland.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Key Features:

- Detached bungalow
- Walk-in condition
- Two bedrooms
- Two bathrooms
- Benefits from double glazing & gas central heating
- Off-road parking
- Superb views over the local hills

This well-presented detached two-bedroom bungalow offers comfortable, single-level living in walk-in condition throughout. Enjoying a peaceful setting with superb open views over the surrounding hills, the property benefits from modern features including double glazing and gas central heating.

The accommodation comprises a bright and spacious living area, a well-appointed kitchen, two generously sized bedrooms, and two bathrooms – ideal for guests or flexible living arrangements. Outside, the home boasts off-road parking and easily maintained grounds.

Perfect for downsizers or those seeking a tranquil retreat with all the conveniences of modern living.



ACCOMMODATION

Storm Porch – 1.60m x 0.60m

Glazed UPVC storm doors give access to the property. Glazed UPVC entrance door with glazed side panel give access to the hall.

Hall

Access to all rooms. Access to the attic via hatch. Built-in storage cupboard housing electric meters. Radiator.

Lounge – 5.26m x 3.80m

The generously proportioned lounge is flooded with natural light, thanks to two North-East facing windows and patio doors that lead directly onto the garden. From here, enjoy uninterrupted panoramic views across the stunning Galloway Hills and the local golf course. The space is thoughtfully designed for comfort and warmth year-round, featuring two radiators and offering a perfect blend of relaxation and scenery.

Kitchen – 3.87m x 2.90m

Bright kitchen with a South-West facing window overlooking the garden. Fitted with a good range of wall and floor units, including the bonus of a lazy Susan, ample worktop space, tiled splashbacks, and a 1½ bowl stainless steel sink. Integrated fridge, with space and plumbing for both a washing machine and dishwasher. Additional space is available for a slot-in gas cooker, with a chimney style extractor fan installed above. The gas boiler is wall mounted. A glazed white UPVC stable door with tilt and turn opaque window, provides direct access to the garden. Radiator.



Bathroom – 2.28m x 2.13m

Partially fitted with wet wall panelling and comprising a white suite including a back-to-wall WC, wash hand basin, and bath with mains-powered shower over. Ladder-style radiator.



Bedroom 1 – 4.00m x 2.78m

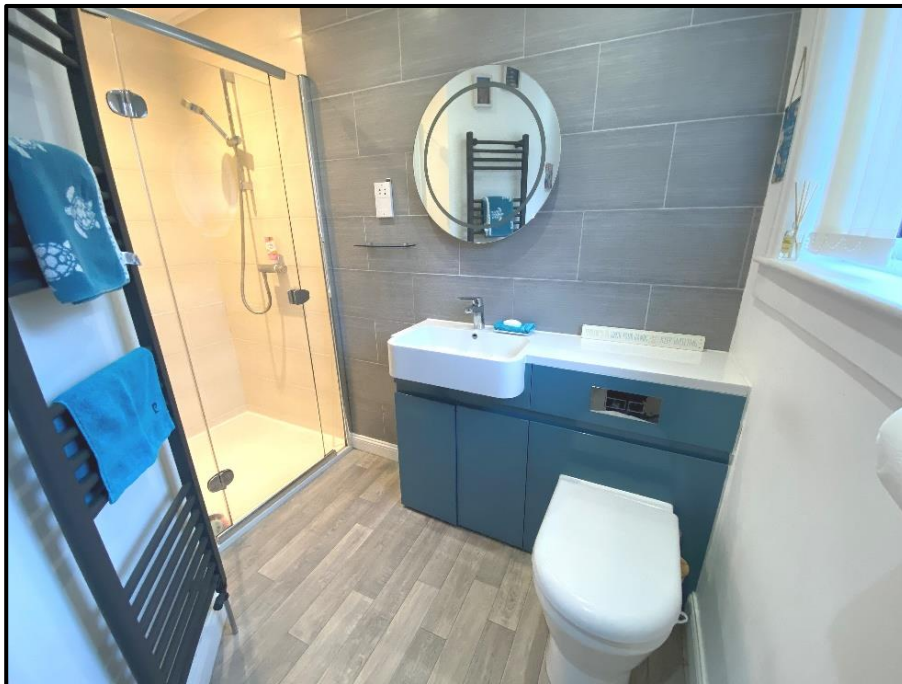
South-west facing window overlooking the garden. Walk-in wardrobe. Radiator.

En-Suite – 2.78m x 2.30m

Partially tiled and fitted with a white suite comprising back to wall WC, counter-top sink with storage cupboard below and shower cubicle with mains water. Built-in storage cupboard. Ladder style radiator.

Bedroom 2 – 4.80m x 2.80m

North-east facing window with views over the Galloway Hills. Built-in wardrobe with shelved and hanging storage and sliding doors. Radiator.



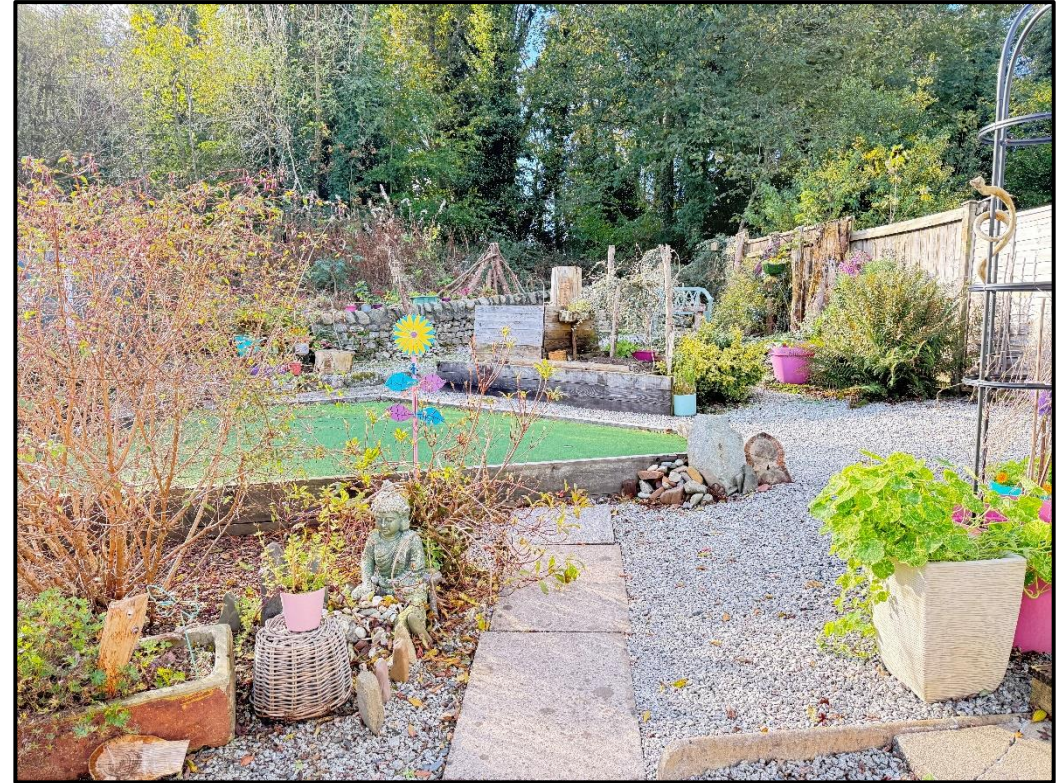
Garden

To the front of the property, a concrete driveway provides access to the garage and offers off-road parking for several vehicles. The garden is attractively laid to lawn, putting green, mature shrubs, complemented by a gravelled area, patio space and pergola—ideal for outdoor seating and entertaining.

OUTBUILDINGS

Garage (6.00m x 2.60m) with power and light laid on. Two greenhouses. Garden shed.



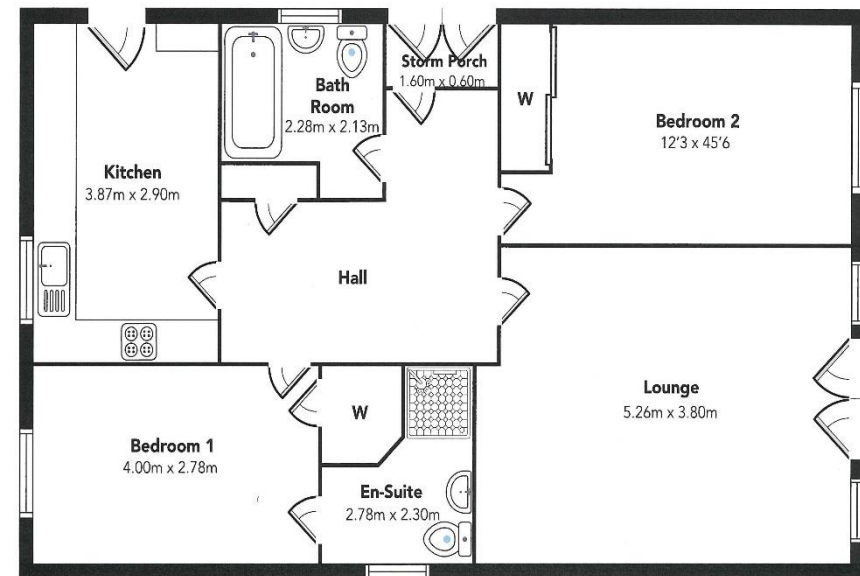


SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. EPC = D

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.



Floorplans are indicative only - not to scale
Produced by Plushplans



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The Consumer Protection From Unfair Trading Regulations 2008

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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.