

AB & A  
Matthews

18 Albert Street  
Newton Stewart  
DG8 6EJ

Offers in the region of £80,000





Newton Stewart is a small market town in Dumfries and Galloway, in southwest Scotland. Often referred to as “*the Gateway to the Galloway Hills*,” it sits on the banks of the River Cree and is surrounded by striking countryside, forests, and rolling hills, making it a popular base for walkers, cyclists, and nature enthusiasts.

The town offers a traditional high street with independent shops, cafés, and local services, along with leisure facilities and community amenities. Nearby attractions include Galloway Forest Park, famous for its Dark Sky status, as well as opportunities for fishing, golfing, mountain biking (including Kिरroughstree, one of the world-class 7Stanes trails), and exploring historic sites.

**Council Tax Band:**

*Ground Floor Flat – Band A*

*First Floor Flat – Band B*

**Tenure: Freehold**

**EPC Energy Efficiency Rating:**

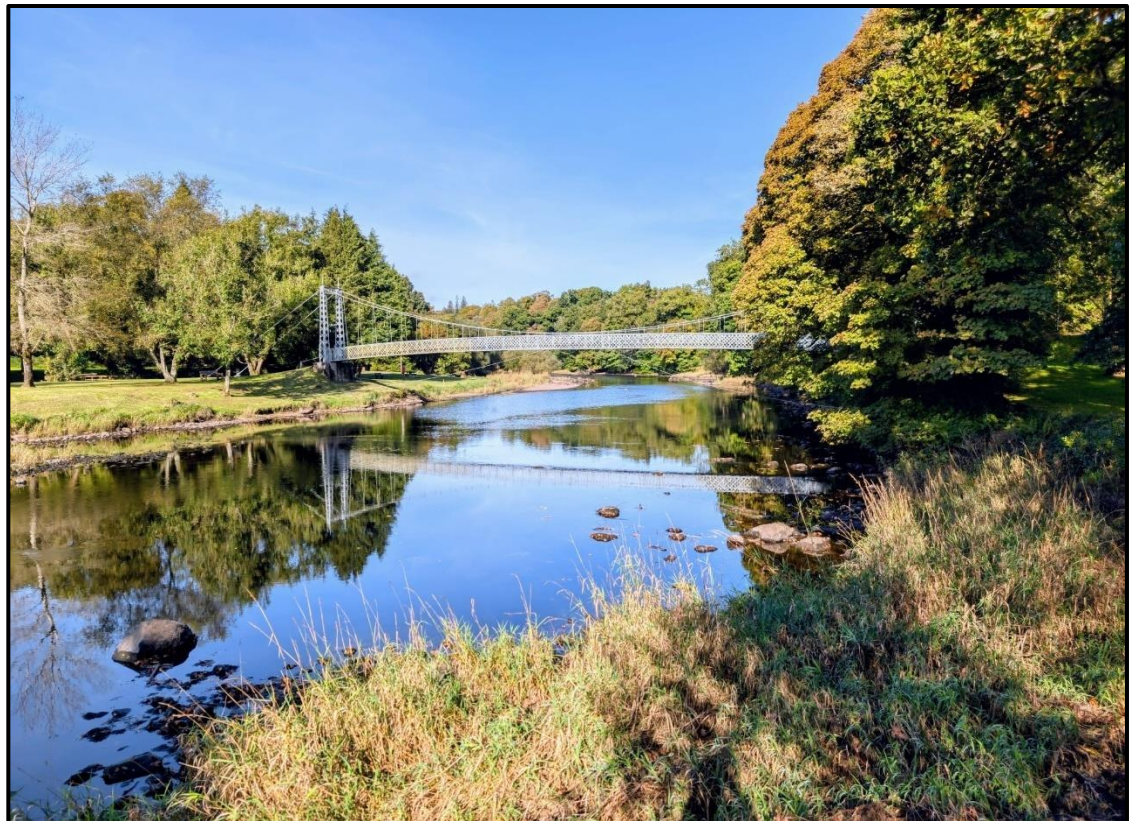
*Ground Floor Flat - F*

*First Floor Flat – E*

**EPC Environmental Impact Rating:**

*Ground Floor Flat - F*

*First Floor Flat – E*



**KEY FEATURES:**

- Central location
- Close to all local amenities
- Gas central heating
- Suitable for a range of uses

This mid-terraced property offers a fantastic opportunity for buyers seeking a project with considerable potential. Currently divided into two self-contained apartments, the building presents flexibility for a range of future uses—ideal for those interested in rental investment, multi-generational living, or redevelopment into a single, spacious family home.

The property requires modernisation throughout, allowing the incoming owner to upgrade and reconfigure the layout to suit their needs and preferences. Its structure and proportions make it straightforward to convert back into one large dwelling if desired.

Occupying a central position within the town, the property benefits from immediate access to local shops, cafés, schools, and essential amenities. With its convenient location and scope for enhancement, this is an appealing opportunity for developers, investors, or anyone looking to create a bespoke home in the heart of the community.

**ACCOMODATION****Entrance Porch**

Hardwood door with transom window above gives access to the property. Glazed hardwood door gives access to the hall.

**Hall**

Access to ground floor apartment and storeroom. Stairs to first floor apartment.

**Storeroom**

Currently used as a bin store. Electricity laid on. Built-in storage cupboards. Electric meters are located on the wall.

## **GROUND FLOOR APARTMENT (18B)**

### **Lounge – 4.90m x 3.70m**

A bright room benefiting from a north-east facing window and an overhead skylight, providing ample natural light throughout the day. A feature wooden mantle and surround creates an attractive focal point. A hardwood door offers access to the kitchen, and a radiator provides efficient heating.

### **Kitchen – 5.38m x 3.25m**

A south-west facing window provides excellent natural light. The kitchen is fitted with a range of wall and floor units, offering ample worktop space and an inset stainless-steel sink. There is space and plumbing for a washing machine and tumble dryer, as well as space for a slot-in cooker. Additional shelved storage enhances practicality, and a radiator provides heating.

### **Bedroom 1 – 3.37m x 2.73m**

North-west facing window. Radiator.

### **Bedroom 2 – 3.30m x 2.66m**

North-west facing window. Radiator.

### **Shower Room – 2.20m x 1.67m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash hand basin and large walk-in shower cubicle with electric shower. Shelved storage. Radiator.

### **Rear Hall**

UPVC glazed door gives access to the garden.

## **FIRST FLOOR APARTMENT (18A)**

Glazed hardwood door with glazed side panel gives access to the apartment.

### **Entrance Hall – 2.80m x 2.66m**

Access to all rooms and stairs leading to the second-floor accommodation.

### **Lounge – 3.80m x 3.70m**

East facing window. Shelved alcove housing electric meters. Two radiators.

### **Kitchen – 3.78m x 3.75m**

East facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel sink. Space and plumbing for washing machine. Space for slot in cooker. Built-In storage cupboard. Radiator.

### **Bedroom 1 – 4.00m x 3.70m**

North-west facing window. Access to the attic via hatch. Radiator.

### **Bathroom – 3.06m x 2.50m**

Fitted with a white suite comprising WC, counter-top sink with storage cupboard below and bath with electric shower over. Built-in storage cupboard. Radiator.







## **SECOND FLOOR ACCOMODATION**

### **Bedroom 2 – 3.95m x 3.00m**

North-west facing Velux. Feature fireplace with wooden mantle. Access to attic via hatch. Radiator.

### **Bedroom 3 – 3.95m x 2.80m**

North-west facing Velux. Radiator.





**Garden**

The garden ground is mostly laid to lawn for ease of maintenance. (Further garden ground with vehicular access and the workshop may be sold by separate negotiation)

**SERVICES**

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

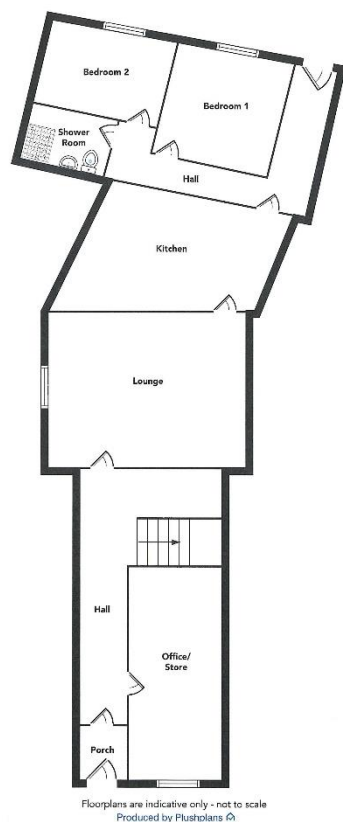
**NOTE**

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.

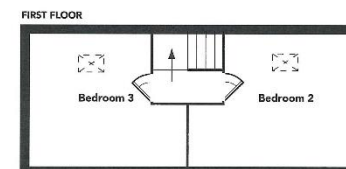
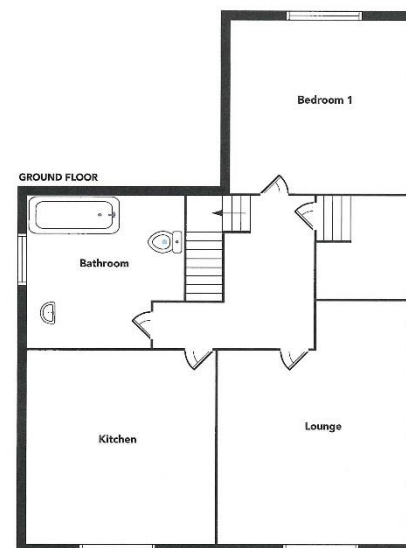




**Apartment 18B**



Floorplans are indicative only - not to scale  
Produced by Plushplans



Floorplans are indicative only - not to scale  
Produced by Plushplans

**Apartment 18A**



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## 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.