

**A B & A  
Matthews**



**1 Glebe Crescent,  
Newton Stewart,  
DG8 6LP**

**Offers over £125,000**



Set on the west bank of the River Cree in Dumfries and Galloway, Newton Stewart is a historic market town and an ideal base for exploring the natural beauty of southwest Scotland. Known as the “*Gateway to the Galloway Hills*,” the town offers easy access to some of the region’s finest outdoor experiences, combined with a friendly atmosphere and rich local heritage. Founded in 1677 by the Stewart family, Newton Stewart was a planned town that grew through wool, cotton, and textile industries. Its history is closely linked to forestry and agriculture, which continue to shape the character of the area today. Newton Stewart combines small-town charm with excellent local services.

Surrounded by stunning countryside, Newton Stewart is perfectly placed for:

- Walking and hiking in the Galloway Hills
- Cycling and mountain biking in Galloway Forest Park
- Fishing for salmon and trout on the River Cree
- Stargazing in the nearby Galloway International Dark Sky Park



Whether you’re seeking adventure or tranquillity, the landscape delivers year-round inspiration.

A semi-detached family home situated in a popular residential area, conveniently located close to all local amenities, including primary and secondary schools. The property offers three well-proportioned bedrooms and benefits from double glazing and gas central heating throughout. Externally, there is a generous garden along with off-road parking for several vehicles, making it ideal for family living.

**Council Tax Band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**



## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch – 1.17m x 1.16m**

UPVC glazed entrance porch with two glazed side panels. A glazed hardwood door provides access to the main hall.

### **Hall – 3.92m x 1.90m**

Welcoming hallway with a north-east facing window, understairs storage cupboard and a built-in cupboard housing the electric meter. Radiator.

### **Lounge – 4.23m x 3.30m**

Bright and comfortable lounge featuring a north-east facing window and an attractive ornate fire surround with inset coal-effect gas fire. Radiator.

### **Kitchen/Dining Area – 5.25m x 2.85m**

Spacious kitchen/dining area with two south-facing windows overlooking the garden. Fitted with a good range of wall and floor units, ample work surfaces, tiled splashbacks and an inset stainless-steel sink with drainer. Space for a freestanding cooker with chimney-style extractor hood above, and space and plumbing for a washing machine. Built-in cupboard housing the gas combi boiler. Radiator.

### **Rear Porch – 1.66m x 1.00m**

Useful rear porch with walk-in storage cupboard and UPVC glazed door providing direct access to the garden.



**Wet Room – 2.00m x 1.70m**

Fitted with partial wet wall panelling and a white suite comprising WC, wash-hand basin and electric shower. Heated towel rail and extractor fan.

**Bedroom 3 – 3.26m x 2.00m**

Well-proportioned ground floor bedroom with a south-facing window. Radiator.

**FIRST FLOOR ACCOMMODATION**

**Landing**

Landing area with two large built-in storage cupboards and hatch providing access to the attic.

**Bedroom 1 – 4.56m x 3.06m**

Generous double bedroom with south-facing window. Radiator.



**Bedroom 2 – 4.57m x 2.72m**

Another spacious bedroom with north-east facing window and walk-in storage cupboard. Radiator.

**Cloakroom – 1.76m x 0.86m**

Recently installed cloakroom fitted with WC and counter-top wash-hand basin with storage cupboard below. Partial wet wall panelling.



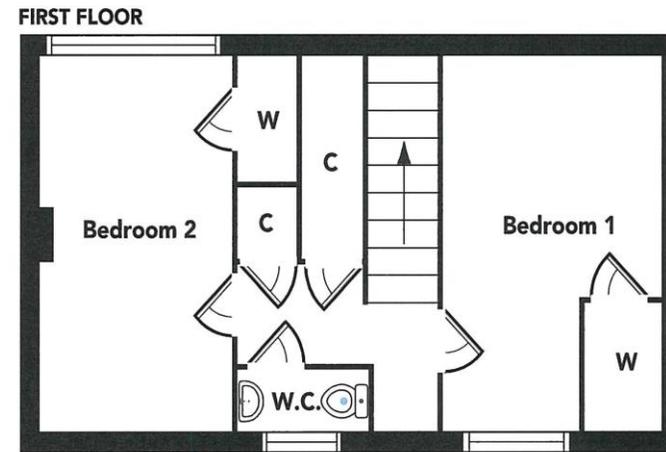
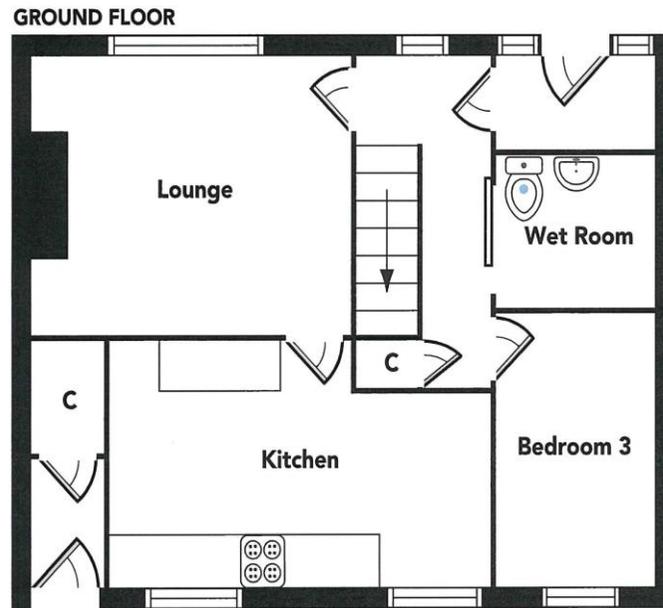
## **GARDEN**

The property benefits from a large garden, mainly laid to lawn for ease of maintenance and complemented by mature flowering shrubs. There is also off-road parking available for several vehicles.



## **SERVICES**

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. It is understood that the white goods can be taken over by separate negotiation. EPC = D



Floorplans are indicative only - not to scale

Produced by Plushplans 

**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.



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The Consumer Protection From Unfair Trading Regulations 2008

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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.