



**14 Allanfield Drive, Newton Stewart**

Newton Stewart, DG8 6BP

Offers Over £225,000

## 14 Allanfield Drive

Newton Stewart, Newton Stewart

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended.

- Detached bungalow
- Well sought after location
- Three bedrooms
- Walk in condition
- Enclosed landscaped garden grounds
- Gas fired central heating
- Spacious garage
- Elevated views
- Off road parking



This impressive three bedroom detached bungalow is situated in a highly sought after residential area, offering a rare opportunity to acquire a home in walk in condition. The property provides spacious and flexible accommodation, ideal for a range of buyers including families and those seeking single-level living. Internally, the bungalow boasts a bright and welcoming entrance hallway, a generously proportioned lounge, and a well-appointed kitchen as well as double door access to the sun lounge from a rear bedroom, creating an inviting space for both relaxation and entertaining. All three bedrooms are well sized, each with ample storage, and the contemporary wet room style shower room is fitted to a high standard. The property benefits from gas fired central heating, quality finishes throughout, and an attached spacious garage that offers excellent storage or workshop potential. Elevated aspects from the property provide picturesque views, adding to the sense of space and tranquillity.

The outside space is a particular highlight, with fully enclosed and beautifully landscaped garden grounds to the rear. A large paved patio area, accessed directly from the sun lounge, is perfect for outdoor dining or entertaining and is bordered by a retaining wall for added privacy. Raised planting borders and gravel features enhance the garden's appeal, while steps lead to a further elevated patio area that boasts stunning views over the Galloway Hills and beyond. The garden is securely enclosed by timber fencing and mature border hedging, ensuring a safe and private environment. To the front, a shared vehicular access leads to a large paved driveway, surrounded by gravel borders and mature shrubbery, providing ample off road parking for multiple vehicles and easy access to the garage. This outstanding outdoor space perfectly complements the interior, making the property an ideal choice for those seeking both comfort and style in a peaceful setting.



## **Hallway**

Front entrance via uPVC storm door into spacious hallway providing access to full living accommodation. Central heating radiator as well as built in storage also.

## **Lounge**

15' 3" x 11' 7" (4.65m x 3.52m)

Bright and spacious reception room to front of property with double glazed windows as well as central heating radiator and TV point. Providing access to rear dining area.

## **Dining Room**

10' 5" x 8' 1" (3.18m x 2.46m)

Accessed off lounge, a bright and well proportioned dining room with large double glazed window and central heating radiator. Also provides direct access to dining kitchen.

## **Kitchen**

14' 6" x 10' 5" (4.41m x 3.18m)

Generous sized, fully fitted dining kitchen to the rear of property with both floor and wall mounted units with newly installed integrated electric fan oven as well as hob and extractor. Plumbing for washing machine, integrated dishwasher, composite white sink with mixer tap, fitted fridge/freezer and central heating radiator. Double glazed window to rear as well as rear outside access via uPVC storm door.

## **Shower Room**

10' 5" x 4' 9" (3.18m x 1.45m)

Bright and spacious wet room style shower room comprising of walk in electric shower with splash panel boarding, separate toilet and WHB with central heating towel rack. Double glazed frosted window to rear as well as built in extractor fan.





#### **Shower Room**

10' 5" x 4' 9" (3.18m x 1.45m)

Bright and spacious wet room style shower room comprising of walk in electric shower with splash panel boarding, separate toilet and WHB with central heating towel rack. Double glazed frosted window to rear as well as built in extractor fan.

#### **Bedroom/ Study**

9' 5" x 8' 4" (2.86m x 2.53m)

3rd bedroom to front of property with the possibility of being used as a study/office with double glazed window to front as well as central heating radiator.

#### **Master Bedroom**

11' 8" x 10' 5" (3.56m x 3.18m)

Spacious double bedroom to rear of property with double glazed window to side as well as central heating radiator and generous built in storage. Access to Ensuite shower room also.

#### **En-Suite**

7' 2" x 4' 6" (2.19m x 1.36m)

Ensuite shower room accessed off master bedroom comprising of walk in shower cubicle as well as separate toilet and WHB with fitted vanity unit. Central heating radiator and double glazed frosted window to rear.

#### **Bedroom**

11' 8" x 9' 8" (3.56m x 2.95m)

Double bedroom towards front of property with central heating radiator as well as generous built in storage. Double door access into conservatory.

#### **Conservatory**

11' 5" x 11' 3" (3.48m x 3.44m)

Generous sized conservatory added to side of property, fully double glazed providing open outlook over enclosed garden. French UPVC double glazed panelled doors giving access to patio area as well as central heating radiator and access to double bedroom.



## REAR GARDEN

Fully enclosed and generous sized garden grounds to the rear of property comprising of large paved patio are accessed from sun lounge with surrounding retaining wall. Raised planting borders and gravel borders with steps leading to further raised patio area providing elevated views over Galloway Hills & beyond. Enclosed by timber fencing and border hedging.

## FRONT GARDEN

Shared vehicular access leading to paved driveway surrounded by gravel borders boasting mature plantings and shrubbery.

## DRIVEWAY

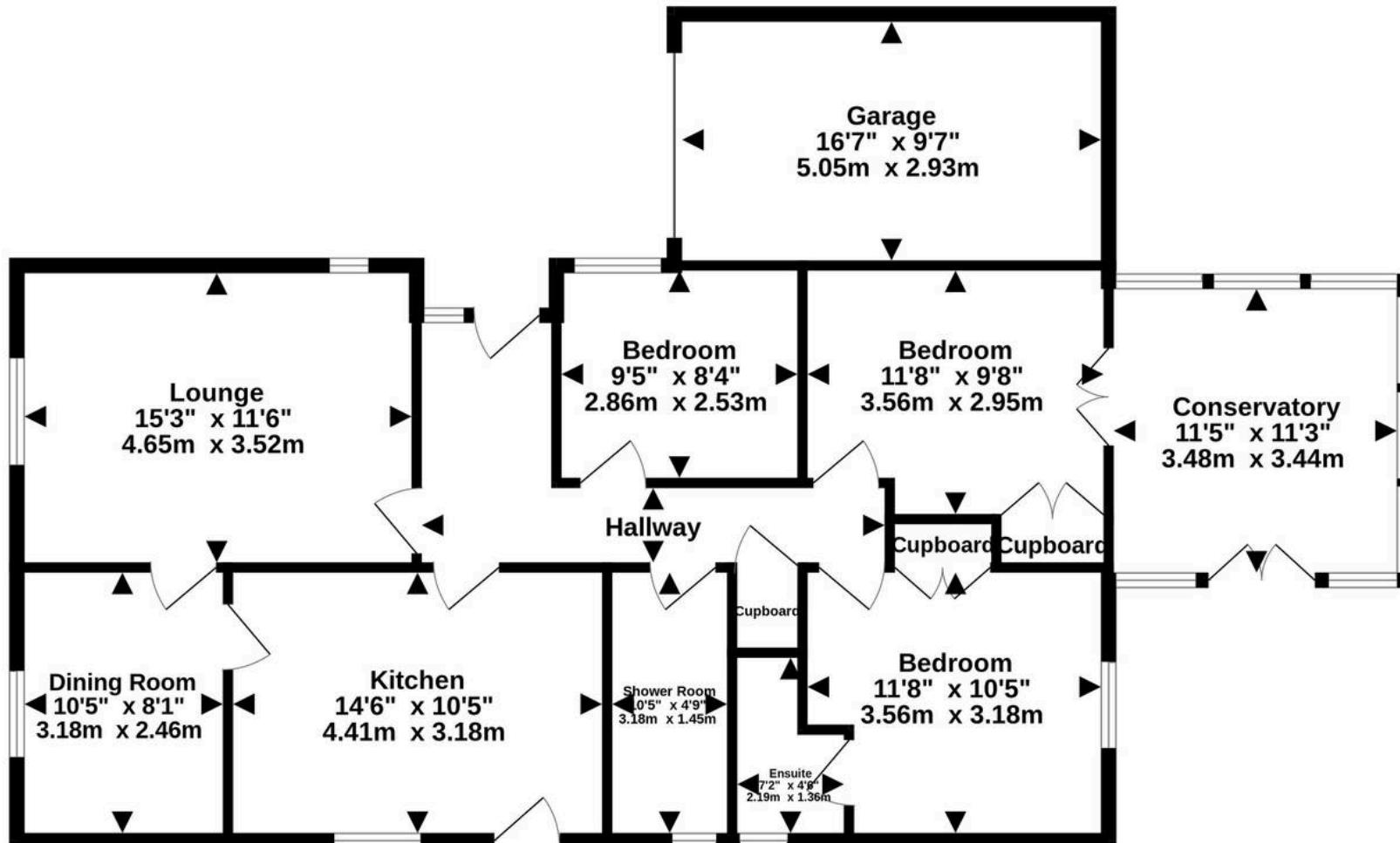
2 Parking Spaces

Large paved driveway leading to front entrance of garage allowing for ample off road parking for multiple vehicles.





Ground Floor  
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX E

EPC RATING C - 72

SERVICES

Mains electricity, water & drainage. Electric storage heaters.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office.  
01671 402104

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

## 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. Presale 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

