

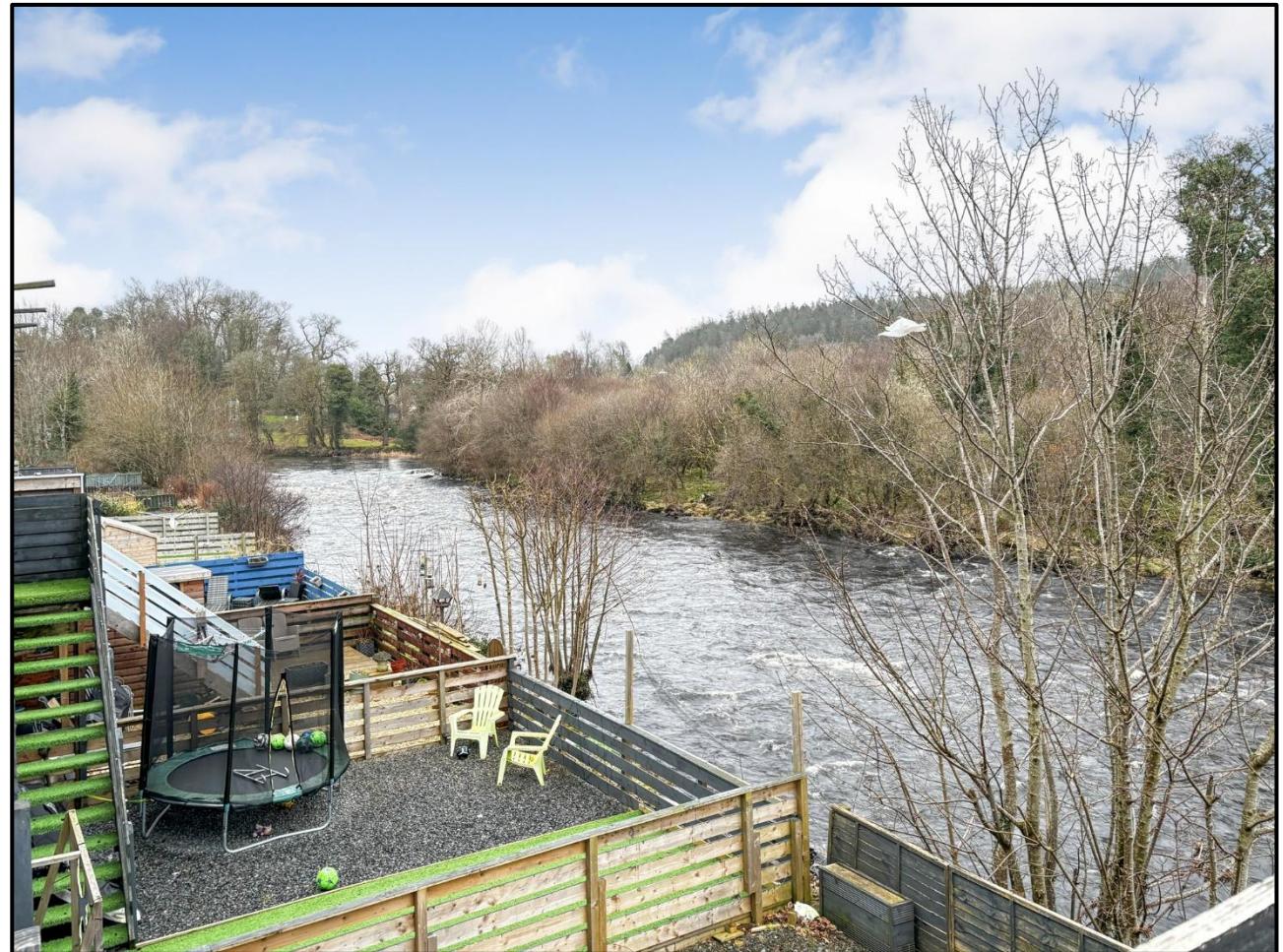
Newton Stewart is a small market town in Dumfries and Galloway, in the southwest of Scotland. It sits on the River Cree, close to where the river widens into Wigtown Bay, giving the town a calm, scenic feel. Often called the “Gateway to the Galloway Hills,” Newton Stewart is a popular base for walkers, cyclists, and nature lovers exploring Galloway Forest Park, one of the UK’s largest forest areas and a designated Dark Sky Park. The surrounding landscape is a mix of rolling hills, woodland, and rivers, making outdoor life a big part of the town’s identity. The town itself is modest and friendly, with a traditional high street, local shops, cafés, and community events. It has historical roots as a 19th-century planned town, developed to support local industries such as farming, forestry, and textile production. Overall, Newton Stewart is known for its quiet charm, strong community spirit, and access to some of southern Scotland’s most unspoiled countryside.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



KEY FEATURES:

- **Semi-detached family property**
- **Three bedrooms**
- **Located close to all local amenities**
- **Off-road parking**
- **Benefits from Double glazing & gas central heating**
- **River Views**

A well-presented three-bedroom semi-detached property ideally located close to all local amenities. The home benefits from double glazing and gas central heating, ensuring comfort throughout the year. Externally, the property offers off-road parking, adding convenience for residents and visitors alike. To the rear, the house enjoys attractive river views, creating a pleasant and relaxing outlook. This property combines a practical location with comfortable living, making it an excellent choice for families, first-time buyers, or those seeking a conveniently situated home with scenic surroundings.



GROUND FLOOR ACCOMMODATION

Entrance Hall – 4.82m x 2.29m

Glazed UPVC entrance door gives access to the property. South facing window with storage cupboard below housing electric meters. Large storage cupboard. Access to first floor accommodation. Radiator.

Kitchen – 3.40m x 2.30m

West-facing window providing plenty of natural light. The room is fitted with a good range of wall and floor units, complemented by tiled splashbacks and ample worktop space, including a breakfast bar. There is a 1½ bowl stainless steel sink, space for a slot-in cooker, and space and plumbing for a washing machine. The boiler is wall-mounted, and the room is served by a radiator, making it a practical and well-equipped space.

Lounge/Dining Area – 5.70m x 5.36m

A bright open-plan lounge/dining area featuring an east-facing window and east-facing patio doors that open onto a decked area, offering uninterrupted views of the River Cree and onto Bluebell Island. The space is enhanced by two radiators, providing comfort while enjoying the attractive riverside outlook.

WC – 1.80m x 0.80m

Fitted with a white suite comprising WC and wash hand basin with tiled splashback.



FIRST FLOOR ACCOMMODATION

Landing

Spacious landing with access to the attic via hatch.
Radiator.

Bedroom 1 – 3.93m x 3.40m

East facing patio door with uninterrupted views over the River Cree. Built-in wardrobe with shelved and hanging storage. Radiator.

Bedroom 2 – 3.10m x 3.00m

West facing window. Built-in wardrobe with shelved and hanging storage. Radiator.

Bedroom 3 – 2.25m x 2.20m

East facing window. Radiator.

Bathroom – 2.60m x 2.03m

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and bath with mains shower over. Radiator.





Garden

A terraced garden enjoying views over the River Cree, predominantly laid to lawn and complemented by a decked area, providing an ideal space for outdoor relaxation and entertaining.

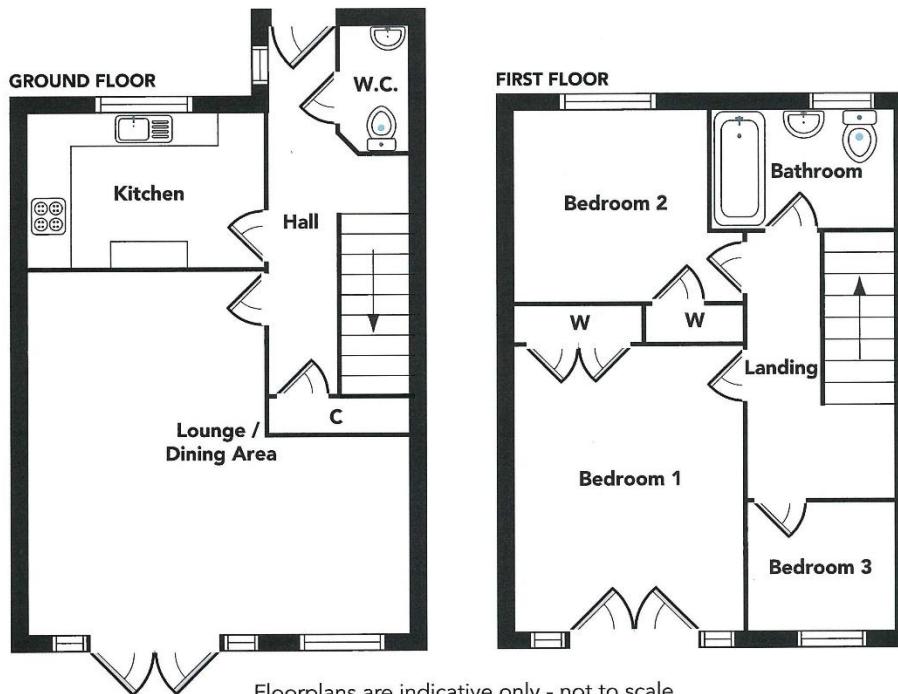
SERVICES

Mains supplies of water, gas and electricity. The property is connected to a private drainage system. There is a factoring charge of £495.05 payable to Galloway & Ayrshire Properties.

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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 Matthews

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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.