



9 Allanfield Drive, Newton Stewart

DG8 6BP

Offers Over £220,000 are invited.

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Newton Stewart, DG8 6BP

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.

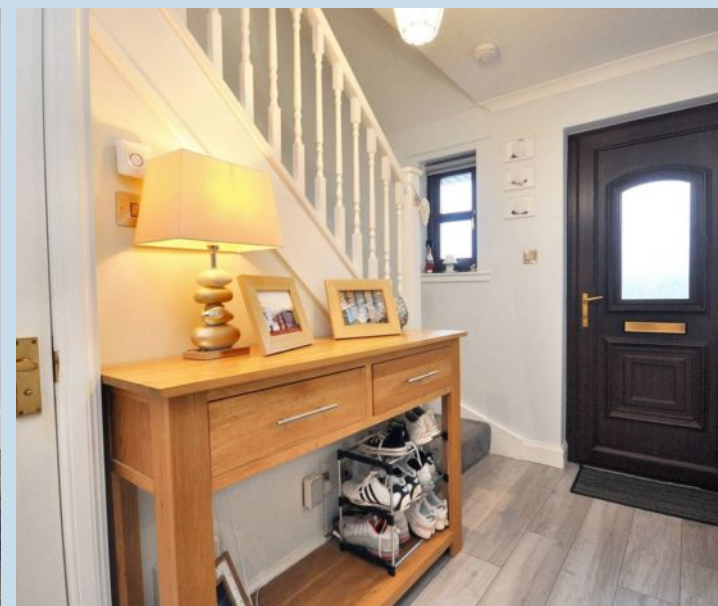
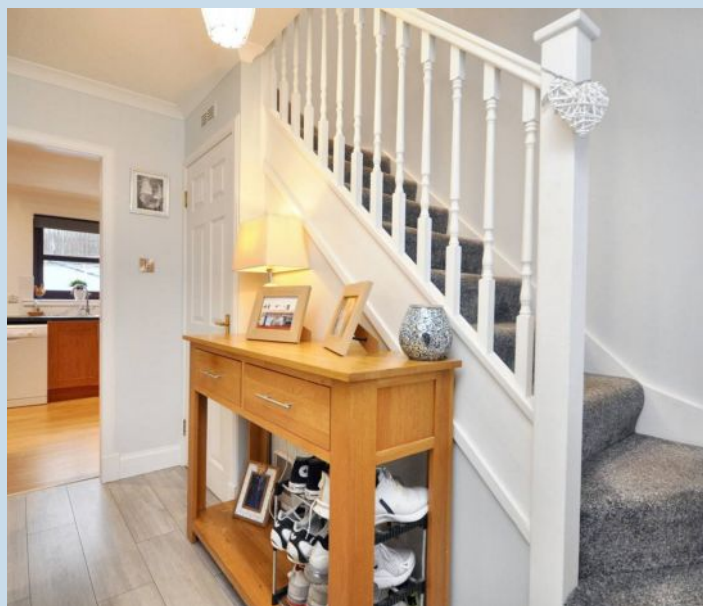
- Spacious detached family home
- Well sought after location
- Three double bedrooms
- Integral garage
- Recently landscaped garden grounds
- Off road parking
- Gas fired central heating
- Ensuite shower room
- Spacious dining kitchen
- Views over Galloway Hills & beyond



A spacious detached family home in a well sought-after location, this remarkable property offers three double bedrooms, providing ample space for a growing family or those seeking extra room for guests or an office space. The property boasts an integral garage, ideal for storage or converting into further living space as desired. Enjoy the recently landscaped garden grounds offering tranquillity and privacy, perfect for outdoor gatherings or simply unwinding. Off-road parking adds convenience, while the gas-fired central heating ensures comfort throughout the year. The ensuite shower room and spacious dining kitchen provide modern touches, with the added bonus of stunning views over the Galloway Hills and beyond, creating a picturesque backdrop for every-day living.

Sitting on a generous corner plot, the outside space of this property has been thoughtfully designed and maintained to offer a combination of functionality and aesthetics. The rear garden grounds have been fully landscaped to provide a spacious level area, complete with a paved patio and pathway leading to a raised gravel border. The large, well-maintained lawn area is bordered by a mix of brick walls and timber fencing, offering a sense of seclusion and security. To the front, a spacious paved driveway allows for ample off-road parking, suitable for multiple vehicles, while an integral garage provides further convenience for additional parking or storage needs. This property not only offers a comfortable and stylish interior but also caters to outdoor living with its well-crafted and expansive outside space, making it a desirable oasis to call home.

- Spacious detached family home
- Well sought after location
- Three double bedrooms



Hallway

Front entrance via UPVC storm door leading into bright and spacious hallway giving access to full living accommodation as well as stairs leading to upper level living space. Double glazed window to front as well as access to electric meter. Generous under stairs storage which has plumbing to be converted to ground floor WC as well as giving access to integral garage. Central heating radiator also.

Lounge

14' 11" x 13' 2" (4.54m x 4.01m)

Bright and spacious lounge to front of property with two double glazed windows providing front outlook over neighbouring properties stretching to Galloway hills and beyond. Central heating radiator as well as TV point.

Dining Kitchen

23' 1" x 9' 11" (7.04m x 3.02m)

A generous sized open plan dining kitchen to the rear of property, fully fitted with both floor and wall wood effect mounted units and granite style worktops. Fitted with stainless steel sink with swan neck mixer tap, integrated electric fan oven as well as integrated microwave, separate integrated gas hob with fitted extractor and space for under counter dish washer. Open dining space with double glazed French patio door leading to rear garden grounds as well as UPVC storm door and rear double glazed window.

Bathroom

8' 2" x 5' 8" (2.49m x 1.72m)

A bright and modern bathroom on the upper level comprising of a three piece suite to include a mains rainfall style shower over bath with splash panel boarding, wall mounted WHB with fitted vanity unit and LED wall mounted mirror. Fitted WC as well as wall mounted chrome heated towel rack and double glazed window.





Bedroom

12' 4" x 9' 6" (3.75m x 2.90m)

Generous sized double bedroom on the upper level to front of property, benefitting from a large double glazed window to front providing a front outlook with views towards Galloway hills and beyond, central heating radiator and generous built in storage.

Bedroom

13' 2" x 7' 6" (4.01m x 2.29m)

Generous sized double bedroom on the upper level to front of property, benefitting from a large double glazed window to front providing a front outlook with views towards Galloway hills and beyond, central heating radiator and generous built in storage.

Bedroom

12' 9" x 9' 11" (3.88m x 3.02m)

Generous sized master bedroom on the upper level to rear of property, benefitting from two large double glazed windows to rear providing an outlook to rear garden grounds, central heating radiator and generous built in storage. Access to ensuite shower room.

Ensuite Shower Room

8' 2" x 4' 3" (2.49m x 1.30m)

Accessed off the master bedroom, an ensuite shower room comprising of walk in shower cubicle with electric shower and tiled wall as well as separate WHB & WC with central heating radiator and double glazed window to rear.

Integral Garage

17' 0" x 9' 7" (5.17m x 2.93m)

A spacious integral garage providing generous storage with interior access via hallway as well as up and over door to front. Mains power as well as currently housing the washing machine and tumble dryer.



REAR GARDEN

Sitting on a generous corner plot having been fully landscaped for spacious level garden grounds to the rear comprising of rear paved patio area and pathway leading to raised rear gravel border as well as large maintained lawn area surrounded by brick boundary wall and timber fencing.

DRIVEWAY

2 Parking Spaces

A spacious shared front paved driveway to front allowing for ample off road parking for multiple vehicles.

GARAGE

Single Garage

An integral garage allowing for additional off road parking.

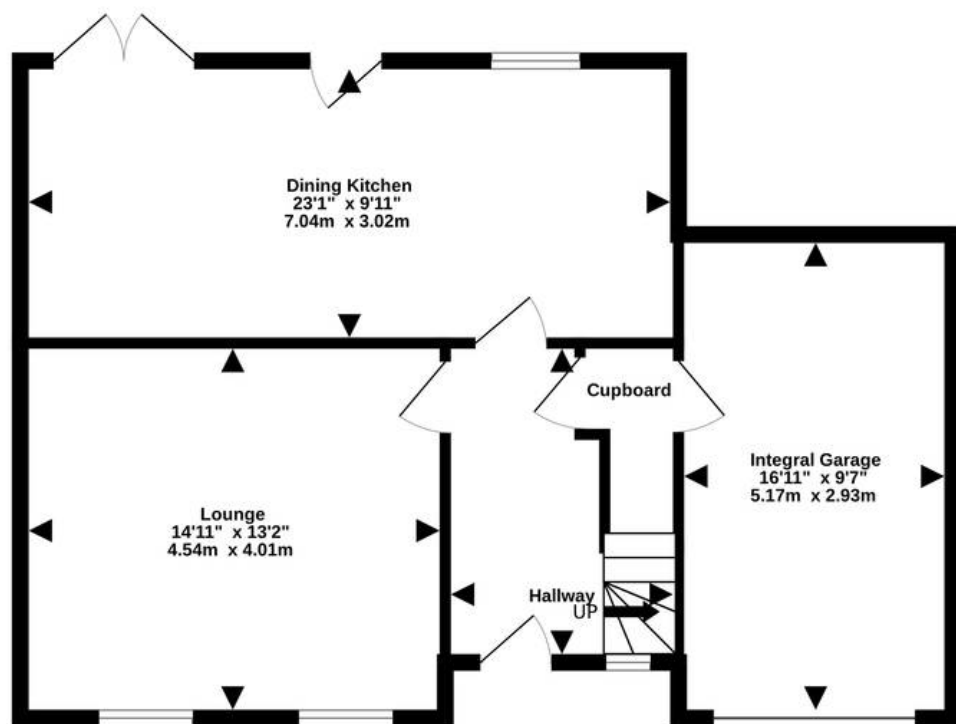




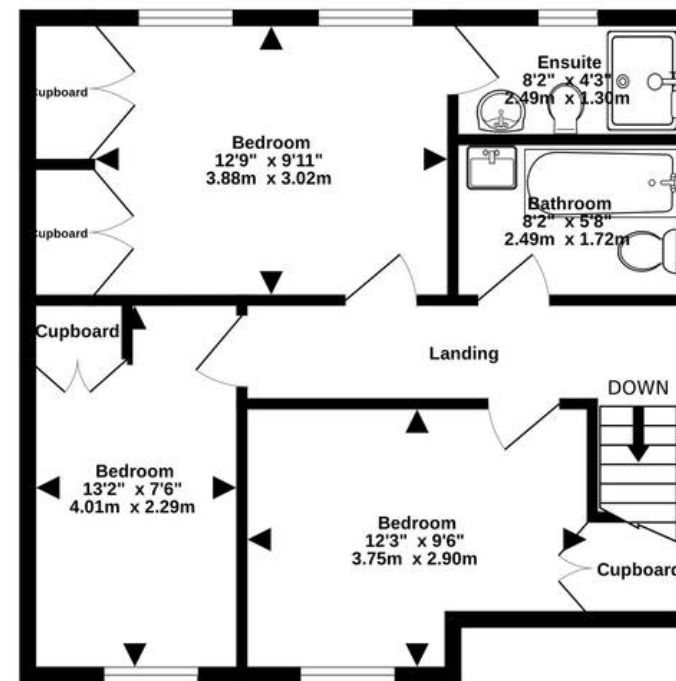




Ground Floor
679 sq.ft. (63.1 sq.m.) approx.



1st Floor
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.

COUNCIL TAX Band E **EPC RATING** C(79)

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

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.

