



NO' 92 QUEEN STREET

Newton Stewart, DG8 6JL



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

No' 92 QUEEN STREET

Newton Stewart, DG8 6JL

Stranraer 24 miles, Ayr 41 miles, Dumfries 48 miles, Carlisle 85 miles

A TRADITIONAL THREE BEDROOM TOWNHOUSE LOCATED IN A CENTRAL POSITION OF THE MARKET TOWN OF NEWTON STEWART

- THREE BEDROOM FAMILY HOME REQUIRING REFURBISHMENT BUT PROVIDING THE PERFECT BLANK CANVAS FOR POTENTIAL BUYERS
- TRADITIONAL CONSTRUCTION SET OVER THREE FLOORS
- GENEROUS GARDEN GROUNDS TO THE REAR
- WITHIN A SHORT DISTANCE TO LOCAL FORESTS, BEACHES AND THE RUGGED COASTLINE
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 92 Queen Street is set within a central position within the market town of Newton Stewart. The property offers family accommodation set over three floors incorporating a lounge, kitchen, utility room, bathroom and three bedrooms. The property **does require full refurbishment** but provides a superb blank canvas for any buyer. In addition, there are generous garden grounds to the rear which at this time are quite overgrown and do require clearance and landscaping.

Newton Stewart offers the nearest local services which are within walking distance from the property. There are a range of shops, cafés, supermarkets, doctors' surgery, primary and secondary schooling, etc. The town is a popular location for hill walkers and mountain bikers as it is near Galloway Forest Park which has internationally recognised gravel and mountain biking trails set amidst some of the most dramatic scenery in Southern Scotland. The Galloway Forest Park is also one of the best places in the UK to enjoy the night sky with breathtaking and rare stargazing conditions. There are many great places to visit within close proximity to No' 92 Queen Street including beaches, historic sites, castles, interesting museums and a whole lot more.



Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, the International Airport of Glasgow being within a 2-hour drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for No' 92 Queen Street are sought **in excess of: £90,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

No' 92 Queen Street is of traditional construction set over three floors. The accommodation within very briefly comprises:

GROUND FLOOR

- **Central Hallway**
With stairs off accessing the upper floors, understair storage cupboard.
- **Lounge**
With a window to the front and open fire.
- **Kitchen**
With base units and a window to the rear.

- **Utility Room**
With a base unit housing a stainless-steel sink, WC off and a door to the garden grounds.

FIRST FLOOR

- **Bedroom 1**
With a window to the rear.
- **Bedroom 2**
With a window to the front and an open fire.
- **Bathroom**
With a bath, WC & WHB.

SECOND FLOOR

- **Bedroom 3**
With a Velux type window to the front and picture window to the rear.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric	C	F (27)

OUTSIDE

As mentioned earlier, there are generous garden grounds to the rear which at this time are quite overgrown, however, once cleared would provide the perfect area to enjoy the summer months.

HOME REPORT

The Home Report can download the direct from our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor **Turcan Connell** for a definitive list of burdens subject to which the property is sold.



APPORTIONMENT

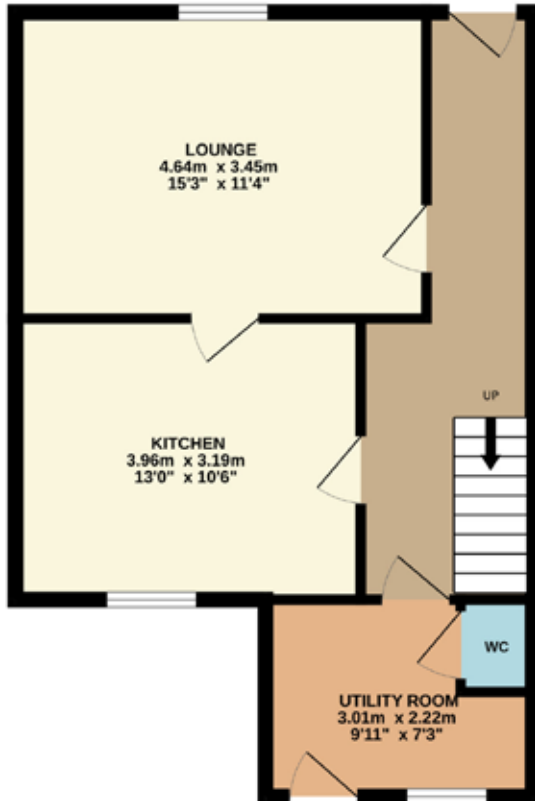
The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

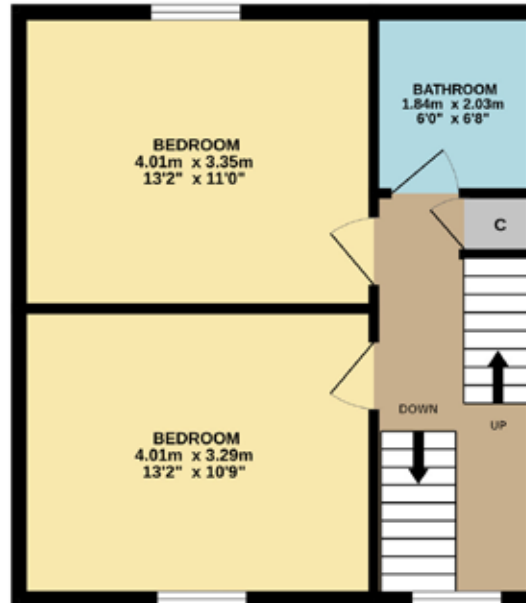
There are no ingoing claims affecting the property.

Floor Plan

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.



ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2025

