



A B & A
Matthews

18 Drew Avenue
Newton Stewart
DG8 6LE

Offers in the region of £110,000

Newton Stewart is a small market town in southwest Scotland, often called the “Gateway to the Galloway Hills”. It sits on the banks of the River Cree in the historic county of Wigtownshire, about 25 miles west of Dumfries. The town developed in the 18th century around trade and agriculture, and it still serves as a local centre for farming communities in the surrounding countryside. Newton Stewart is best known for its access to outdoor activities. It lies close to the Galloway Forest Park, one of the largest forests in the UK, which offers walking, cycling, wildlife watching, and some of the best stargazing in Europe (it’s part of a designated Dark Sky Park). Nearby hills such as the Galloway Hills attract hikers and nature enthusiasts. The town itself has a traditional character, with a main street of local shops, cafés, and small businesses. It also has a strong community feel, hosting local events and serving as a hub for nearby villages. Just a few miles south is Wigtown, Scotland’s “National Book Town,” known for its annual book festival. Overall, Newton Stewart is a quiet, scenic town valued for its natural surroundings, rural charm, and role as a base for exploring southwest Scotland.



River Cree

This well-presented three-bedroom home offering spacious and versatile accommodation, ideally suited to first-time buyers or growing families. Featuring a bright open-plan lounge and dining area, a well-equipped kitchen with direct garden access, and excellent built-in storage throughout. The property further benefits from an energy-efficient air source heat pump system, three well-proportioned bedrooms, and a low-maintenance garden, making it a practical and comfortable home.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Key Features

- Three well-proportioned bedrooms
- Spacious open-plan lounge and dining area
- Fitted kitchen with direct access to garden
- Ground floor cloakroom/WC
- Modern bathroom with shower over bath
- Air source heat pump providing energy-efficient heating
- Excellent built-in storage throughout
- Double glazing throughout (UPVC)
- Low-maintenance garden laid to lawn and gravel
- Ideal for first-time buyers, families, or investors



Ground Floor Accommodation

Entrance Hall

Accessed via a glazed UPVC entrance door. Built-in storage cupboard housing the air source heat pump system, along with a further cupboard containing the electric meter. Staircase leading to the first-floor accommodation. Radiator.

Lounge – 4.40m x 3.25m

A bright and comfortable reception room with a west-facing window, allowing for plenty of natural light. Radiator. Open plan to:

Dining Area – 3.15m x 2.50m

A well-proportioned dining space with a north-east facing window. Radiator.



Kitchen – 3.36m x 3.10m

Fitted with a good range of wall and base units, complemented by ample work surfaces, tiled splashbacks, and an inset stainless-steel sink with drainer. Space for a slot-in cooker and plumbing for a washing machine. East-facing window and UPVC glazed door providing direct access to the garden.

Cloakroom – 1.50m x 0.90m

Partially wet-wall panelled and fitted with a white suite comprising WC and corner wash-hand basin.



First Floor Accommodation

Landing

With a built-in shelved linen cupboard and access hatch to the attic.

Bedroom 1 – 4.00m x 3.69m

A spacious double bedroom with a south-west facing window. Built-in wardrobes with shelving and hanging space, complete with sliding doors. Radiator.

Bedroom 2 – 2.48m x 2.25m

South-west facing window. Walk-in storage cupboard (2.60m x 0.95m). Radiator.

Bedroom 3 – 3.30m x 3.05m

North-east facing window. Built-in wardrobes with shelving and hanging space, sliding doors. Radiator.

Bathroom – 1.88m x 1.71m

Partially wet-wall panelled and fitted with a white suite comprising WC, countertop wash-hand basin with storage below, and bath with electric shower over. Built-in storage cupboard, extractor fan, and wall-mounted Dimplex heater.





Garden

The garden is mainly laid to lawn with gravel areas, offering a low-maintenance outdoor space.

OUTBUILDINGS

Garden Shed

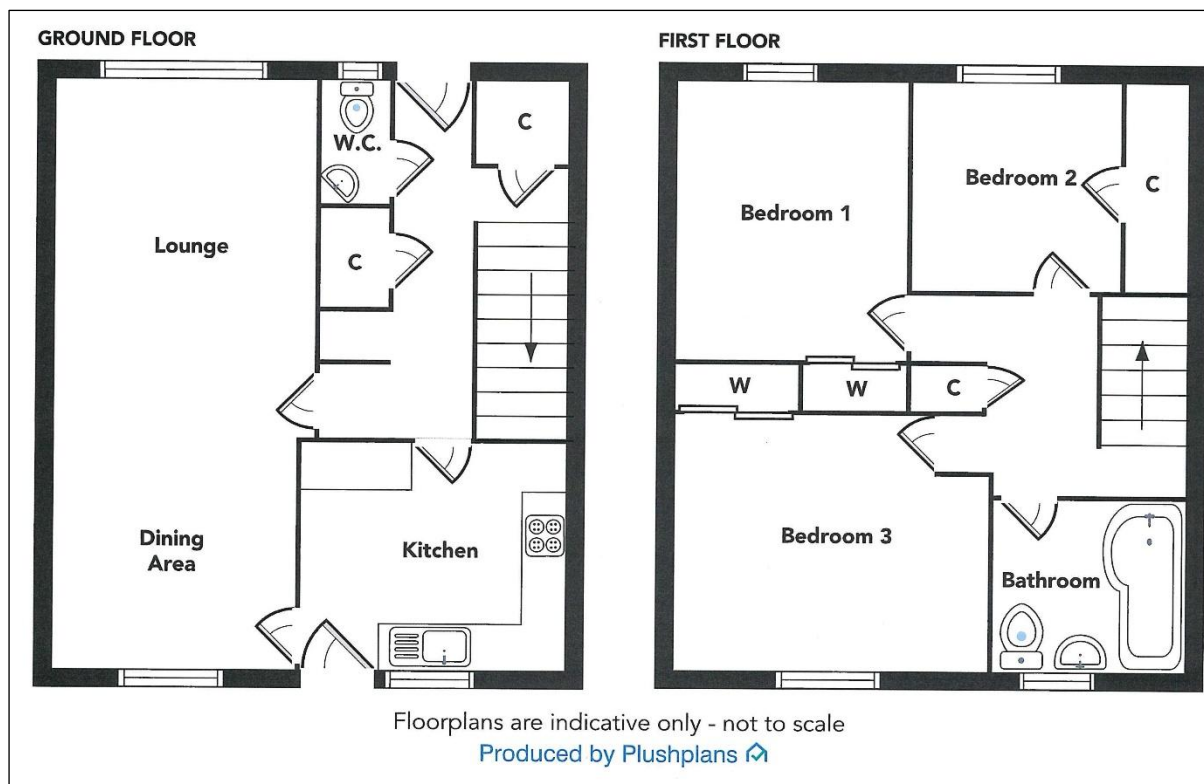
SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Air source heat pump. Solar Panels

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.





38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamatthews.com

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.