



**Glenauld House Maxwell Drive,**

Newton Stewart, DG8 6EL

Offers Over **£220,000**

Maxwell Drive is a well-regarded residential address situated within the market town of Newton Stewart, often referred to as the "Gateway to the Galloway Hills". The town offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and both primary and secondary schooling. Newton Stewart lies on the banks of the River Cree and is surrounded by the scenic landscapes of the Galloway Forest Park, providing outstanding opportunities for walking, cycling, fishing and other outdoor pursuits. The area is renowned for its natural beauty while remaining well connected to the wider region, with good transport links to Dumfries, Stranraer and Ayrshire. The property enjoys a peaceful residential setting whilst remaining within easy reach of the town centre and its amenities, making it an ideal location for both families and retirees alike.

- Detached three-bedroom bungalow
- Sought-after residential location within Newton Stewart
- Spacious lounge with front facing window
- Open-plan dining kitchen
- Principal bedroom with en-suite shower room
- Two further spacious bedrooms
- Double glazing & gas fired central heating
- Generous driveway providing ample off road parking
- Landscaped gardens to front, side and rear
- Ideal family home or retirement property



Located within a popular and established residential development, this detached three-bedroom bungalow offers spacious and versatile accommodation all on one level, making it an ideal purchase for families, downsizers or those seeking accessible living.

The accommodation is entered via a welcoming entrance vestibule leading into the main hallway. The generous lounge enjoys a large front-facing window which floods the room with natural light and provides pleasant views across the surrounding area. The heart of the home is the spacious open-plan dining kitchen, fitted with a range of wall and floor-mounted units, ample worktop space and room for family dining. A separate utility room provides additional storage and practical laundry facilities with direct access to the garden.

The principal bedroom is a well-proportioned double room benefiting from fitted wardrobes and an en-suite shower room. Two further double bedrooms offer flexible accommodation for family members, guests or home working requirements. Completing the internal accommodation is a contemporary family bathroom fitted with a three-piece suite and separate shower enclosure.

Externally, the property occupies a generous plot with extensive off-street parking provided by a large driveway. A covered carport area offers sheltered parking and access to the rear of the property. The gardens are arranged with areas of lawn, gravel and mature planting, incorporating a detached timber shed and greenhouse. The elevated position affords attractive open views towards the surrounding countryside whilst maintaining excellent privacy.

This is a superb opportunity to acquire a spacious detached bungalow in a highly desirable area of Newton Stewart.



### Hallway

A spacious and welcoming entrance hallway providing access to the principal accommodation. Benefiting from a generous layout with useful built-in storage cupboards, the hallway is further enhanced by glazed external doors allowing good levels of natural light. An attractive central corridor leads to the remaining accommodation.

### Lounge

17' 9" x 13' 9" (5.40m x 4.19m)

A generously proportioned reception room enjoying an abundance of natural light from a large front-facing window. The room offers ample space for a range of lounge furnishings and features an attractive fireplace creating a focal point within the room. Glazed panelled double doors provide an open connection to the dining kitchen, making it a versatile space.

### Dining Kitchen

22' 7" x 9' 11" (6.89m x 3.01m)

A spacious dining kitchen fitted with a range of wall and floor mounted units together with complementary work surfaces and laminate splashback panelling. The room provides ample space for a dining table and benefits from dual aspect windows allowing plenty of natural light. French doors provide direct access to the rear garden, making this an ideal space for everyday family living. Access is also provided to the lounge via glazed double doors as well as access to a separate utility space.

### Utility Room

9' 11" x 6' 7" (3.01m x 2.00m)

A useful utility room fitted with additional wall and base storage units together with worktop space including an integrated stainless steel sink with isolated taps. The room also provides plumbing and space for laundry appliances and benefits from a rear-facing window and external door providing access to the garden. Access to central heating boiler also.





### **Cloakroom**

A useful rear entrance porch providing an additional access point to the property. The area offers space for coats, shoes and everyday storage and benefits from a glazed external door leading to the rear garden.

### **Shower Room**

9' 11" x 7' 7" (3.03m x 2.32m)

Modern wet room style shower room fitted with a large walk-in shower enclosure, WC, wash hand basin set within a vanity unit and bidet. Finished with contemporary wall panelling around the shower area and benefiting from an opaque window providing natural light and ventilation.

### **Bedroom**

13' 10" x 12' 11" (4.21m x 3.93m)

A generously proportioned double bedroom featuring built-in wardrobes providing excellent storage space. The room benefits from a large window allowing plenty of natural light and offers ample space for a range of bedroom furniture. Access is provided directly from the central hallway.

### **Bedroom**

9' 11" x 9' 4" (3.03m x 2.85m)

A well-proportioned double bedroom enjoying a pleasant outlook over the front garden. The room benefits from built-in wardrobe storage, a large window providing good levels of natural light and ample space for a range of bedroom furniture. Accessed directly from the central hallway.

### **Bedroom**

11' 6" x 9' 11" (3.51m x 3.01m)

A spacious double bedroom benefiting from built-in wardrobe storage and a private en-suite shower room. The room enjoys a pleasant outlook over the rear garden and provides ample space for a range of freestanding bedroom furniture, making it a comfortable and practical principal bedroom.



### En-suite

9' 11" x 4' 0" (3.01m x 1.23m)

A well-appointed en-suite comprising a shower enclosure, WC and wash hand basin. Finished with modern wet wall panelling to the shower area and further benefiting from a heated towel rail and opaque window allowing for natural light and ventilation.

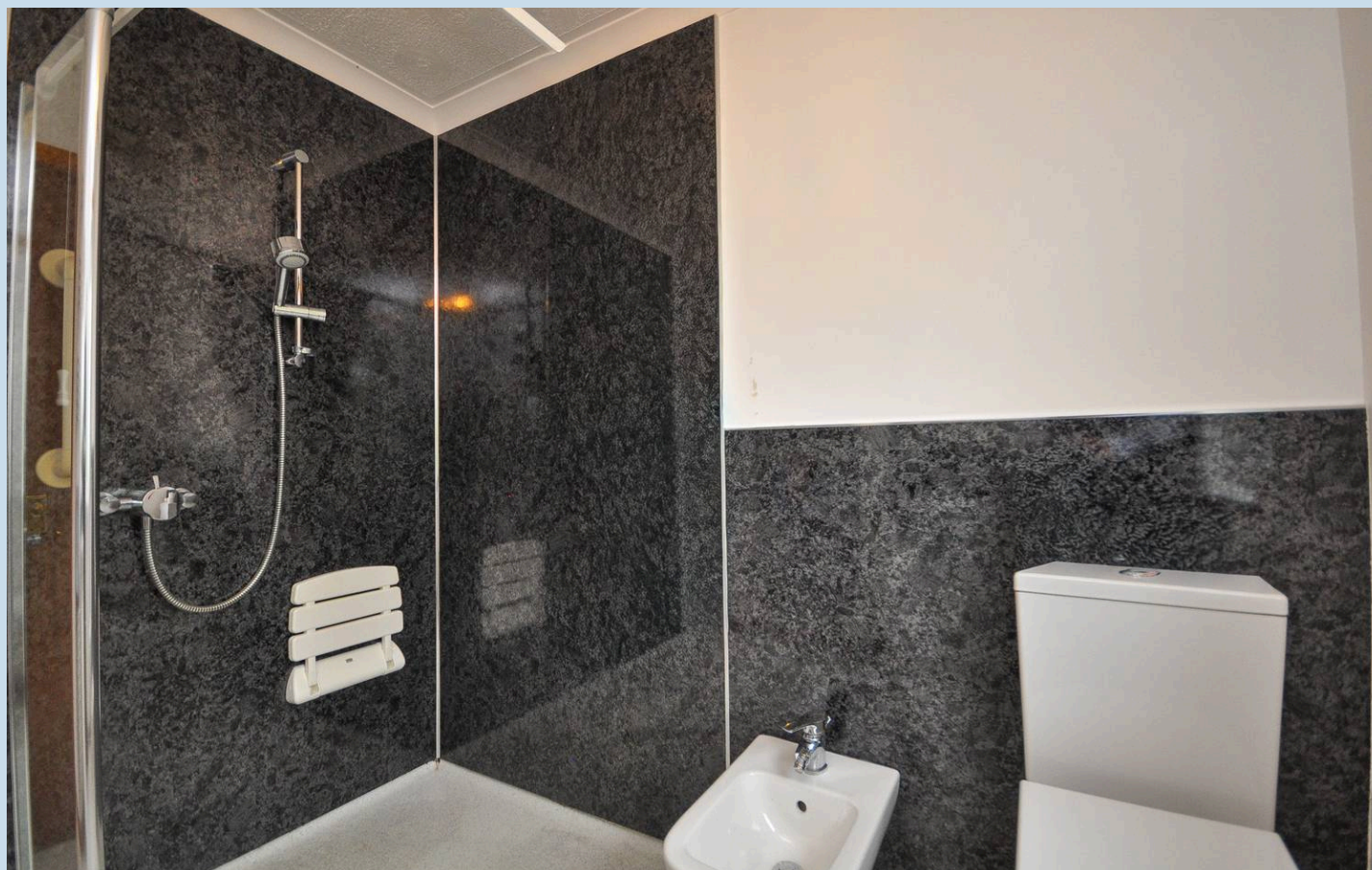
### Garden

The property occupies a generous plot with gardens to the front, side and rear. A paved driveway provides ample off-street parking and leads to a covered carport area, while a detached timber shed and greenhouse offer excellent outdoor storage and growing space. The gardens are primarily laid to lawn and gravel with a variety of mature shrubs, trees and planted borders creating an attractive outdoor setting. The rear and side areas enjoy a good degree of privacy as well as the property benefitting from an elevated outlook to the front.

### DRIVEWAY

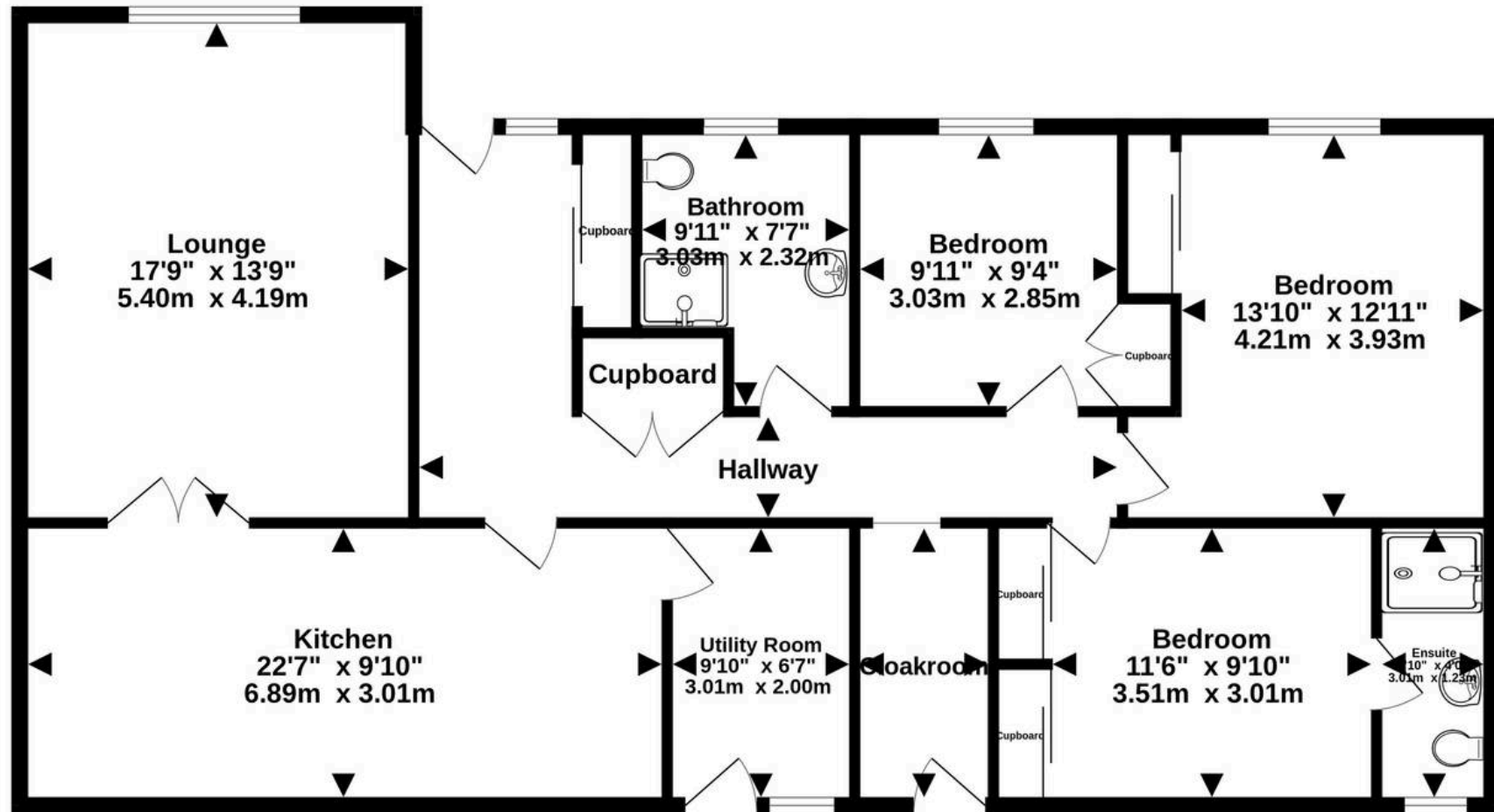
2 Parking Spaces

The property is accessed via a gated entrance leading to a generous driveway providing ample off-street parking for several vehicles.





Ground Floor  
1271 sq.ft. (118.1 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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: D(66)

SERVICES Mains water, electricity and drainage. Gas 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.

