



**A B & A
Matthews**

**9 Princes Road,
Newton Stewart,
DG8 6LT**

Offers in the region of £120,000



Situated on the banks of the River Cree, the town offers an attractive blend of traditional architecture, independent shops, cafés, and everyday amenities, creating a friendly and convenient place to call home.

Often referred to as the "Gateway to the Galloway Hills," Newton Stewart enjoys an enviable position within the picturesque Dumfries and Galloway region. The town provides easy access to a diverse landscape of rolling countryside, ancient woodlands, rugged coastline, and tranquil lochs, making it particularly popular with walkers, cyclists, anglers, and outdoor enthusiasts. Nearby attractions include the Galloway Forest Park, the UK's first Dark Sky Park, offering exceptional opportunities for stargazing, wildlife watching, and year-round recreation.

The surrounding area is rich in history and culture, with charming villages, historic castles, beautiful gardens, and the nearby town of Wigtown, Scotland's National Book Town, all within easy reach. The spectacular Solway Coast and Luce Bay provide sandy beaches, coastal walks, and a range of watersports, while the region's quiet roads and scenic routes are ideal for exploring by car or bicycle.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Key Features

- **Spacious three-bedroom end-terraced home.**
 - **Bright lounge with feature brick fireplace.**
- **Well-equipped kitchen with ample storage and direct access to the garden.**
 - **Ground floor bedroom offering flexible accommodation.**
 - **Two generous double bedrooms on the first floor.**
 - **Family bathroom with electric shower over the bath.**
 - **Oil-fired central heating.**
- **Enclosed rear garden with lawn, mature borders and patio area.**
 - **Off-road parking.**

A well-presented end-terraced home located within a popular residential area of Newton Stewart, ideally positioned close to a wide range of local amenities, including primary and secondary schools, leisure facilities, and an excellent selection of shops.

The property offers comfortable and well-proportioned accommodation arranged over two floors, comprising three bedrooms. Further benefits include oil-fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the property enjoys generous garden grounds extending to three sides. To the front, a concrete driveway provides convenient off-road parking, while the enclosed rear garden is predominantly laid to lawn, offering an attractive, private, and easily maintained outdoor space ideal for families and entertaining.

Offering an excellent opportunity for first-time buyers and growing families, this appealing home combines spacious accommodation with a convenient location in an established residential neighbourhood.

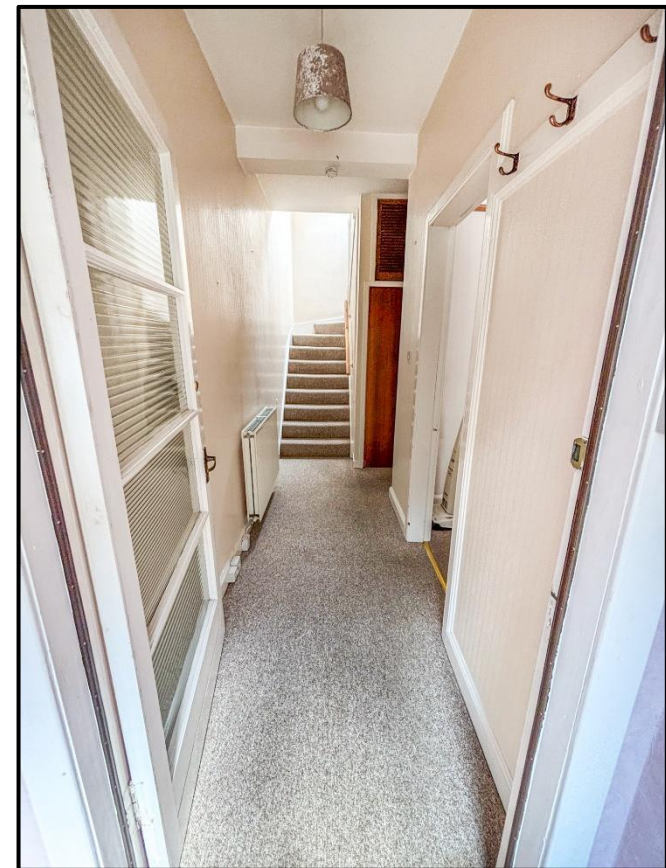
Ground Floor Accommodation

Entrance Porch – 1.22m x 1.08m

UPVC glazed entrance door with transom window above. Wall-mounted cupboard housing the electricity meter. Glazed hardwood door leading into the main hall.

Hall

Staircase to the first floor. Built-in storage cupboard with additional overhead storage. Radiator.



Lounge – 4.27m x 3.54m

A bright reception room with a south-east-facing window. Feature brick fireplace with tiled hearth. Shelved alcove with useful storage cupboard below. Radiator.

Inner Hall – 2.56m x 2.13m

Provides access to the kitchen and includes an understairs storage cupboard, wall-mounted storage cupboard, loft hatch and radiator.



Kitchen – 3.30m x 3.00m

Fitted with a good range of wall and base units, complementary worktops, tiled splashbacks and an inset stainless steel sink with drainer. Two north-west-facing windows overlook the rear garden. Space and plumbing for a washing machine and dishwasher, together with space for a freestanding cooker with extractor hood above. Oil-fired combi boiler. UPVC glazed stable door providing direct access to the garden. Radiator.

Bedroom 3 – 3.53m x 2.20m

North-facing window. Built-in wardrobe with hanging rail and shelving. Radiator.



First Floor Accommodation

Landing

Velux roof window providing natural light. Loft hatch. Radiator.

Bedroom 1 – 3.92m x 3.20m

Well-proportioned double bedroom with a south-east-facing window. Radiator.



Bedroom 2 – 3.92m x 3.20m

Double bedroom with a north-west-facing window.
Radiator.

Bathroom – 2.00m x 1.88m

Partially tiled and fitted with a white three-piece suite comprising WC, wash-hand basin and bath with electric shower over. Radiator.



Garden

Secure, enclosed garden providing a safe space for children and pets, with a patio ideal for outdoor dining and entertaining, lawn area which is complemented by mature flowering borders. Off-road parking adds further convenience.



Services

Mains water and electricity. Mains drainage. Oil-fired central heating.



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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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.