

**A B & A
Matthews**



**8 Dashwood Square,
Newton Stewart,
DG8 6EQ**

Offers in the region of £85,000



Newton Stewart is a charming market town nestled on the banks of the River Cree, surrounded by the striking Galloway Hills. A popular destination for hill walkers and mountain bikers, the town lies on the edge of Galloway Forest Park — Britain's first Dark Sky Park, offering world-renowned biking trails and some of the most dramatic scenery in southern Scotland.

The area teems with wildlife, including red and roe deer in the forests and hills, and wild goats roaming the rugged slopes.

Despite its tranquil, rural setting, Newton Stewart offers a range of local amenities, including primary and secondary schools, a leisure centre, cinema, health centre, and a variety of shops, making it a well-equipped base for both residents and visitors.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G



- Former Public House which was converted to a residential property in 2005
- 3 Bedrooms
- The property is situated close to the town centre and benefits from double glazing and electric heating
- Large garden to the rear with pedestrian access from Dashwood Square

Formerly known as *The McMillan Inn*, this generously proportioned mid-terraced property offers flexible accommodation across three floors. Converted into a residential dwelling around 2005, the home retains a sense of its original character while offering modern comforts including double glazing and electric heating.

Ideally located close to the town centre, the property enjoys convenient access to local amenities. To the rear, a substantial garden provides excellent outdoor space, with shared pedestrian access via Dashwood Square.

An ideal opportunity for buyers seeking a spacious and unique home with historical charm in a central location.



GROUND FLOOR ACCOMMODATION

Entrance Porch

Hardwood entrance door. Tiled Flooring.

Hall **4.50m x 1.00m**

Glazed door giving access to lounge. Tiled Flooring. Walk-in storage cupboard.

Lounge - **5.30m x 4.10m**

North east facing sash and case window. The room was previously used as the public house. Brick built fireplace with tiled hearth and wooden mantle. Electric storage heater.

Inner Hall

Fire exit door leading to side pedestrian access to Dashwood Square. Walk-in storage room with fitted shelves, giving access to larger storeroom.

Cloakroom **3.20m x 2.00m**

Partially tiled and fitted with WC and wash hand basin.

Kitchen **3.10m x 2.60m**

Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and stainless steel sink. Space and plumbing for washing machine and dishwasher. Space for cooker and fridge/freezer. Extractor fan. Skylight.



FIRST FLOOR ACCOMMODATION

Landing

South west facing window overlooking the garden. Electric heater.

Bedroom 1 **3.50m x 3.10m**

North east facing sash and case window. Electric heater.

Bedroom 2 **3.50m x 2.40m**

North east facing sash and case window. Electric heater.

Bathroom **3.50m x 2.40m**

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with electric shower over. Wall mounted heater.

SECOND FLOOR ACCOMMODATION

Landing

Walk-in shelved storage cupboard.

Bedroom 3 **3.70m x 3.40m**

Velux window. Eaves Storage.



Garden

The large garden ground to the rear of the property is mainly laid to lawn with a variety of shrubs and flowering plants. Paved patio area. Shared pedestrian access from Dashwood Square.

OUTBUILDINGS

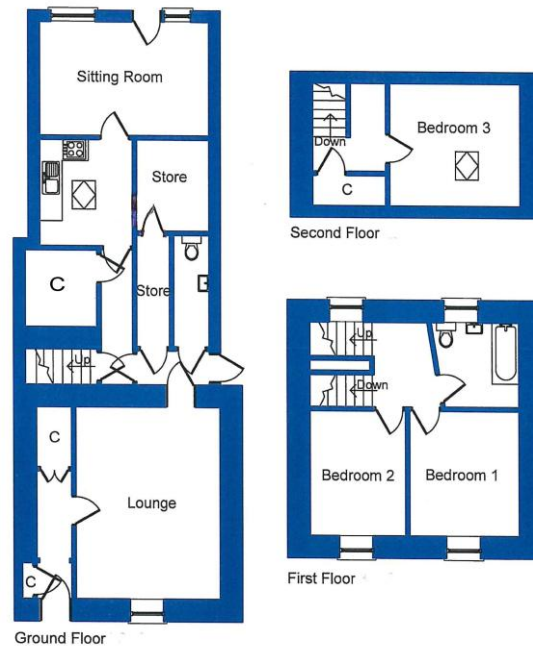
Garden Shed.

There is a derelict stone-built outbuilding, which could be converted subject to appropriate planning permissions being obtained.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system





Sketch plan for illustrative purposes only

SERVICES

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.