



Rowallan Cottage Corsbie Road

Newton Stewart, DG8 6JB

Offers in region of £200,000 are invited.

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Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended.

- Detached bungalow
- Integral garage
- Enclosed garden grounds
- Off road parking
- Spacious dining kitchen
- Gas fired central heating (installed April 2017)
- Full UPVC double glazing
- Newly installed consumer unit (August 2025)



This charming and well-presented two-bedroom detached bungalow offers a rare opportunity to acquire a delightful home in a sought-after residential location. Thoughtfully designed to provide comfortable and practical living, the property welcomes you with a spacious entrance hall leading to a generously proportioned dining kitchen, perfect for entertaining or relaxed family meals. The kitchen is complemented by modern fixtures and ample workspace, creating a bright and inviting atmosphere for culinary pursuits. The home benefits from full UPVC double glazing throughout, while the gas fired central heating system (installed April 2017) provides reliable comfort year-round. A newly installed consumer unit (August 2025) brings added peace of mind in terms of electrical safety and modern standards. Both bedrooms are well-sized, offering flexible accommodation for family, guests, or a home office. The integral garage, accessed internally, provides secure parking and valuable storage, enhancing the overall practicality of this delightful bungalow.

To the side of the property, a large, maintained lawn is bordered by established planting beds and mature hedging, creating a private and tranquil outdoor retreat. A concrete pathway leads around to the rear garden, where a raised concrete patio offers the ideal spot for enjoying the open outlook with views over the Galloway Hills & beyond. The rear garden is further enhanced by planting borders and a sturdy brick wall, providing privacy and a sense of security. At the front of the property, a spacious gravel driveway accommodates multiple vehicles with ease and offers direct access to the integral garage, which features an electric up and over door, brick construction, and a concrete floor. The garage also allows access to a rear utility area and houses the mains power supply and electric metres, ensuring convenience and practicality.





Hallway

Front porch entrance leading into spacious hallway giving access to full living accommodation with built in storage and central heating radiator.

Dining kitchen

18' 10" x 11' 0" (5.75m x 3.35m)

Spacious open plan dining kitchen with fully fitted kitchen comprising of both floor and wall mounted units. Stainless steel sink with mixer tap. Double glazed windows and access into integral garage as well as central heating radiator.

Lounge

18' 10" x 12' 4" (5.75m x 3.77m)

Generous sized lounge towards rear of property with double glazed window and uPVC slide patio doors leading to rear garden with newly installed glazed units which carry a five year warranty (October 2025). Feature former fire place as well as TV point and central heating radiator.

Shower room

7' 2" x 6' 9" (2.19m x 2.06m)

Shower room towards rear of property comprising of walk in mains shower cubicle with splash panel boarding, separate toilet and WHB and newly installed UPVC double glazed window (November 2025).

Bedroom

10' 10" x 10' 0" (3.30m x 3.06m)

Double bedroom towards rear of property with double glazed window providing rear outlook as well as built in storage and central heating radiator.

Bedroom

11' 0" x 10' 0" (3.35m x 3.06m)

Double bedroom towards front of property with double glazed window providing front outlook as well as built in storage and central heating radiator.



Utility room

9' 5" x 6' 10" (2.87m x 2.08m)

Accessed off of integral garage, a utility space to the rear with plumbing for washing machine, Belfast style sink and separate toilet as well as two ceiling mounted clothes drying racks. Access to central heating boiler (installed 2017) as well as rear window and newly installed double glazed panel door giving access to rear garden.

Garden

Generous sized enclosed garden to the side with large maintained lawn area as well as planting borders and border heading. Concrete pathway leading round to rear garden space.

Garden

To rear of property, rear garden space with raised concrete patio as well as pathway surrounding the property as well as planting borders and rear brick wall. New shed (2025), ideal for storage.

DRIVEWAY

2 Parking Spaces

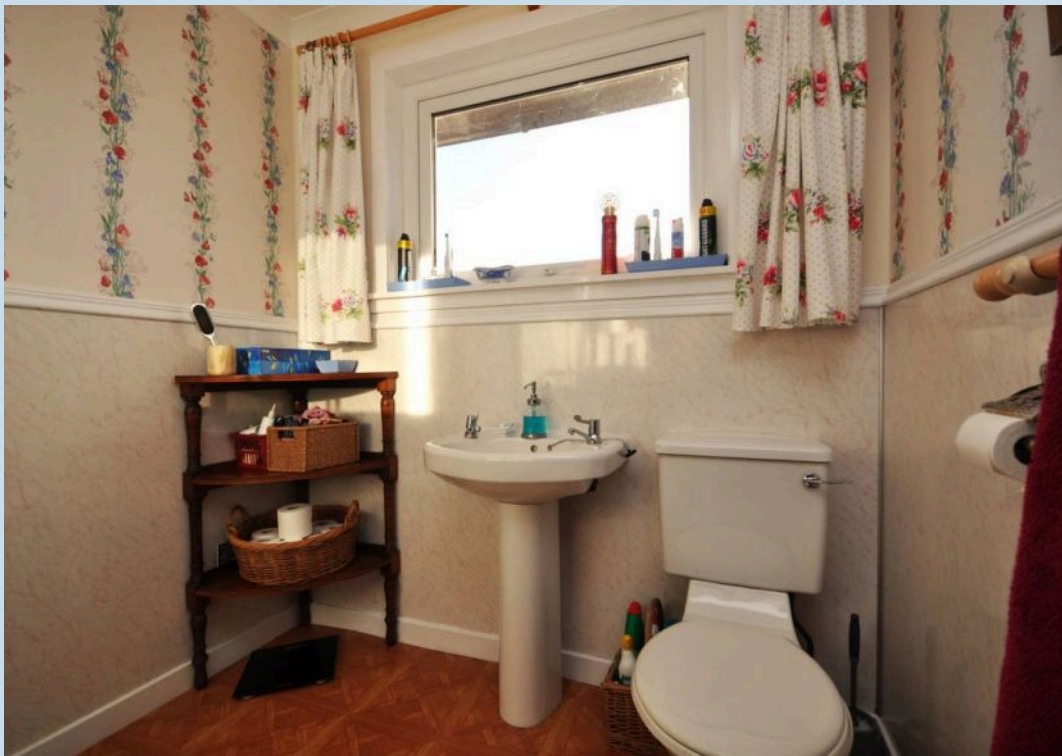
Spacious front gravel driveway allowing for ample parking space for multiple cars as well as providing front access to integral garage.

GARAGE

Single Garage

Integral garage with electric up and over door, brick built with concrete floor and access to rear utility and mains power housing electric meters.

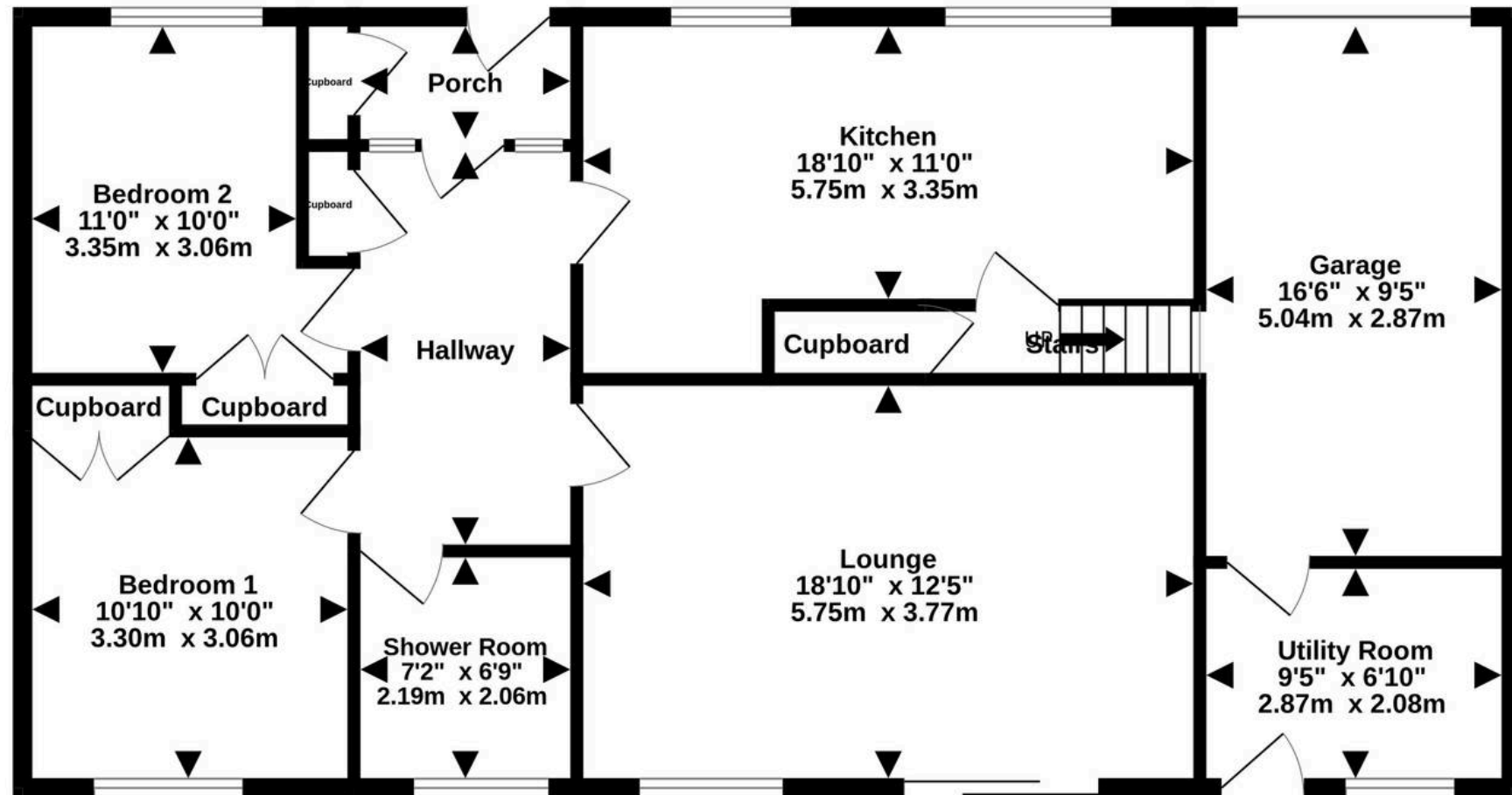








Ground Floor
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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 D **EPC RATING** C (75)

SERVICES

Mains electricity, water & drainage. Gas fired 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.

