



18-20 Queen Street, Newton Stewart

Newton Stewart, DG8 6JL

Offers Over **£140,000**

18-20 Queen Street

Newton Stewart

Queen Street occupies a central position within the popular market town of Newton Stewart, often regarded as the Gateway to the Galloway Hills. The town offers an excellent range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, a health centre, leisure facilities, primary and secondary schooling and a cinema, all within easy reach of the property. The surrounding area is renowned for its outstanding natural beauty, with nearby Galloway Forest Park offering exceptional walking, cycling, wildlife and outdoor recreation opportunities, while the coastline of Wigtown Bay and the Machars is also within comfortable driving distance.

- Spacious terraced family home
- Flexible 3/4 bedroom accommodation
- Modernised throughout
- Spacious lounge with feature fireplace
- Contemporary fitted dining kitchen
- Ground floor bedroom/ home office
- Modern upper floor bathroom
- Ground floor WC
- Gas fired central heating & full UPVC double glazing
- Central location within walking distance to Newton Stewart town centre



Occupying a convenient central position on Queen Street, this spacious terraced home offers versatile accommodation ideally suited to family living, home working or those requiring flexible internal space. The accommodation is arranged over two floors and is entered via a welcoming entrance hall which provides access to the principal ground floor accommodation. A generously proportioned lounge offers an excellent everyday living space, while the contemporary fitted dining kitchen provides a range of modern units with ample worktop space and room for informal dining. A useful utility/WC adds practicality to the ground floor.

Also located on the ground floor is a substantial additional reception room which offers excellent flexibility and could equally serve as a fourth bedroom, home office, playroom or formal dining room depending on individual requirements.

On the first floor are three well-proportioned bedrooms together with a modern family bathroom fitted with a contemporary white suite.

The property has been modernised internally to provide comfortable, move-in-ready accommodation whilst retaining generous room proportions throughout. Its adaptable layout makes it suitable for a wide range of purchasers including families, professionals working from home or those seeking additional living space.

Externally, the property benefits from outdoor space, while its central location places shops, cafés, schools and other everyday amenities within easy walking distance. Newton Stewart also provides excellent access to the Galloway Forest Park, the Galloway Hills and the wider South West Scotland coastline. Workshop.



Hallway

Front entrance leading into hallway giving access to full ground level accommodation as well as stairs leading to upper level accommodation. Built in storage also.

Lounge

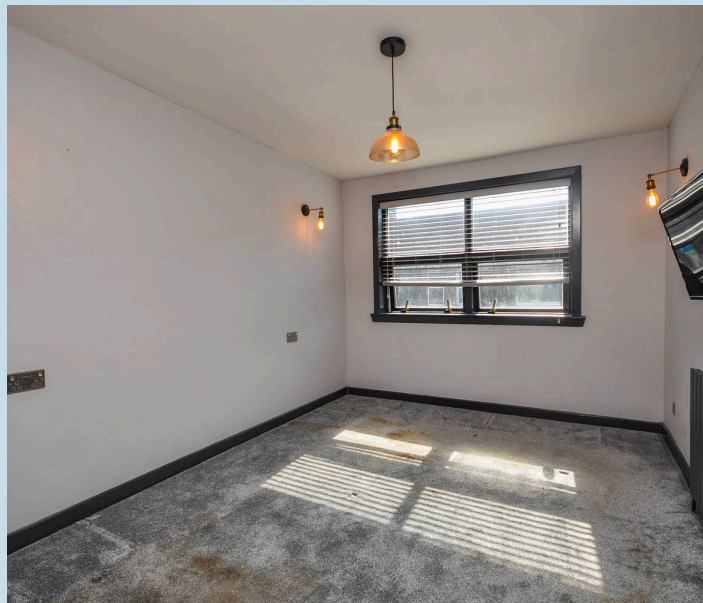
19' 9" x 10' 9" (6.02m x 3.28m)

A generously proportioned reception room featuring a large front-facing window providing excellent levels of natural light. The room centres around a contemporary inset gas fire with tiled surround and hearth, while offering ample space for a range of lounge furniture. Finished in modern neutral décor, the room also benefits from bespoke timber feature wall panelling, recessed display shelving and a second fitted media wall, creating a stylish and versatile living space.

Study/ Bedroom

13' 3" x 10' 6" (4.03m x 3.19m)

A well-proportioned and versatile room enjoying a front-facing window providing good levels of natural light. Currently utilised as a home office, the room offers ample space for desks and office furniture, making it ideal for those working from home. Finished in contemporary décor with feature timber wall panelling, the room could equally lend itself to a variety of alternative uses, including a playroom, hobby room or occasional bedroom, depending on individual requirements. Access to generous built in under stairs storage also.





Kitchen

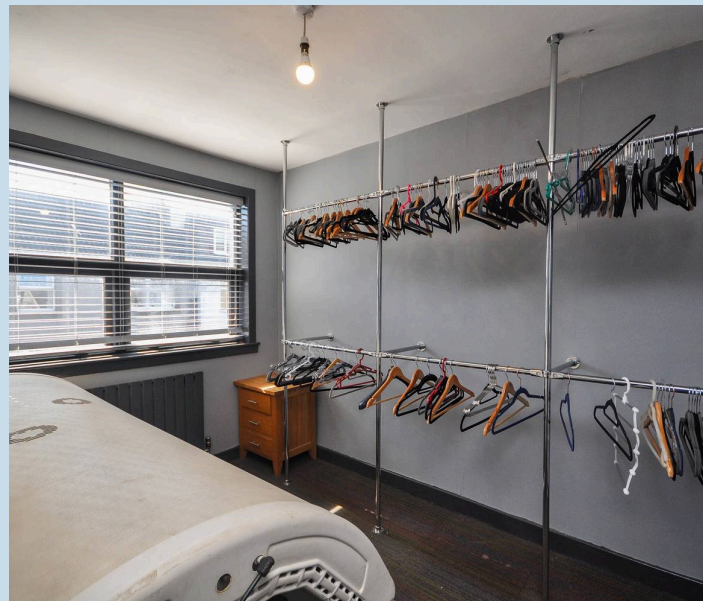
10' 6" x 8' 11" (3.19m x 2.72m)

A stylish and well-appointed fitted kitchen incorporating a range of contemporary wall and floor mounted units complemented by contrasting work surfaces and a Belfast-style sink positioned beneath a rear-facing window. The kitchen is equipped with space for a range-style cooker with extractor hood above, integrated dishwasher, and ample space for an American-style fridge freezer. A breakfast bar provides an informal dining area, while recessed ceiling spotlights and modern tiled splashbacks complete the space. A door leads to the rear porch, with access to the utility/WC.

Utility/ WC

5' 7" x 4' 2" (1.69m x 1.28m)

Conveniently located off the kitchen, this practical utility room incorporates plumbing and space for a washing machine and tumble dryer, together with a low-level WC. A side-facing opaque glazed window provides natural light and ventilation, making this an ideal space for laundry and everyday household use.



Bedroom

13' 3" x 8' 11" (4.03m x 2.71m)

A generously proportioned double bedroom enjoying a front-facing aspect, finished in a modern style with fitted carpeting, contemporary lighting and radiator. The room offers ample space for a king-size bed and freestanding bedroom furniture, creating a comfortable principal bedroom.

Bedroom

11' 8" x 9' 1" (3.56m x 2.78m)

A well-proportioned double bedroom enjoying a rear-facing aspect, finished with fitted carpeting and a contemporary radiator. Offering space for a double bed and additional freestanding furniture, the room provides comfortable accommodation with a pleasant outlook over the rear garden.

Bedroom

11' 8" x 10' 8" (3.56m x 3.24m)

A spacious double bedroom currently utilised as a dressing room, featuring a rear-facing window providing excellent natural light. The room offers generous floor space and can comfortably accommodate a double bed together with a range of freestanding or fitted bedroom furniture, making it a versatile third bedroom.

Bathroom

6' 10" x 6' 9" (2.08m x 2.06m)

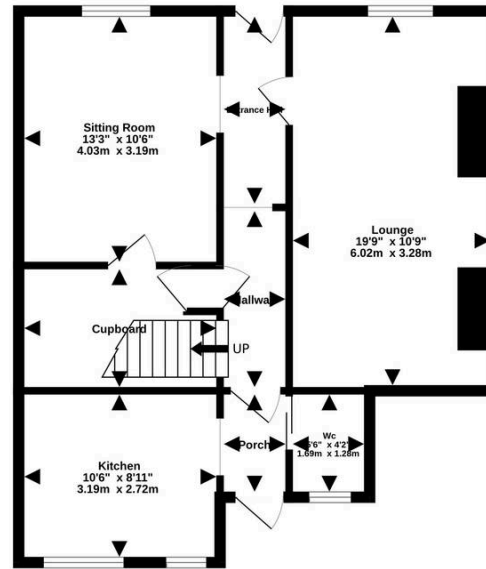
A contemporary family bathroom fitted with a three-piece white suite comprising a panelled bath with shower and glazed screen, pedestal wash hand basin and WC. The room is finished with modern full-height wall tiling, a chrome heated towel rail, recessed lighting and an opaque rear-facing window providing natural light and ventilation.

Rear Garden

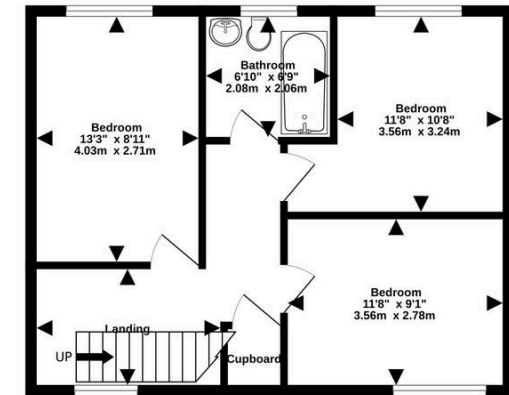
The property is set within mature, well-established garden grounds featuring an abundance of shrubs, flowering plants and specimen trees, creating a private and colourful outdoor setting. Pathways lead through the gardens as well as benefitting from a detached garage which is situated within the rear garden and provides excellent storage or workshop space. Please note, there is no vehicular access to the garage/workshop.

On street: 1 Parking Space

Ground Floor
611 sq.ft. (56.8 sq.m.) approx.



1st Floor
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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 throughout.

COUNCIL TAX Band C

EPC RATING: D(61)

SERVICES Mains water, drainage and electricity. 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.

