

**A B & A
Matthews**



**Lismore,
5 Corsbie Grove,
Newton Stewart,
DG8 6JE**

Offers in the region of £230,000



Newton Stewart is a historic market town in southwest Scotland, known as the “Gateway to the Galloway Hills.” Situated on the banks of the River Cree, it offers a scenic setting with easy access to the surrounding countryside.

The town is an ideal base for exploring Galloway Forest Park and the nearby Kirroughtree Visitor Centre, both popular for walking, cycling, and outdoor activities. A range of local shops, schools, and leisure facilities are available, making it well suited for both families and visitors.

A spacious detached three-bedroom family home enjoying attractive views towards the Galloway Hills. The property benefits from oil-fired central heating, double glazing throughout, an integrated garage, and convenient off-road parking. Ideally located within close proximity to both primary and secondary schools, as well as local amenities including a leisure centre, shops, and a cinema, this home is perfectly suited for family living. While the property has been well maintained over the years, it offers excellent potential for modernisation, allowing buyers to personalise. Externally, the home boasts a large private garden, perfect for outdoor entertaining, family activities, or simply enjoying the surrounding scenery.

Key Features

- Detached 3-bedroom family home
- Views towards the Galloway Hills
- Oil-fired central heating
- Double glazing
- Integrated garage
- Off-road parking
- Close to primary & secondary schools
- Well maintained with modernisation potential
- Large private garden, ideal for entertaining

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.76m x 1.12m

Glazed UPVC entrance door with glazed side panel. Glazed hardwood door gives access into hall.

Hall

Large walk-in understairs cupboard housing electric meters. Stairs to first floor accommodation. Radiator.

Lounge – 4.90m x 3.92m

The lounge is a bright and welcoming space, featuring a south-facing window that allows for an abundance of natural light throughout the day. A glazed hardwood door, complemented by a matching glazed side panel, opens through to the dining room, enhancing the sense of space and light between the rooms. A Fyfe stone fireplace forms an attractive focal point, fitted with an electric fire for convenience and comfort. The room is further warmed by two radiators, ensuring a cosy atmosphere year-round.



Dining Room – 3.92m x 2.69m

The dining room is a pleasant and well-proportioned space, featuring a north-facing window that enjoys attractive unrestricted views over the garden and beyond onto the Galloway Hills. The room provides convenient access to both the kitchen and the lounge, creating an easy flow ideal for everyday living and entertaining. A radiator ensures the space remains comfortable throughout the seasons.



Kitchen – 3.60m x 2.65m

North facing window overlooking the garden. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and 1½ bowl stainless steel sink. Space and plumbing for dish washer. Space for slot in cooker. Access to garage. Radiator.

Cloakroom – 1.54m x 1.25m

Fitted with a white suite comprising WC and wash hand basin. Radiator.



FIRST FLOOR ACCOMMODATION

Landing

North facing window with views onto the garden. Shelved airing cupboard. Access to the attic via hatch.

Bedroom 1 – 3.50m x 3.00m

South facing window. Built in wardrobes. Fitted with a storage unit comprising wardrobes with overhead storage cupboards and bridging unit over space for double bed. Radiator.

Bedroom 2 – 3.90m x 3.15m

North facing window with uninterrupted views of the Galloway Hills and the garden. Built-in wardrobes. Radiator.



Bedroom 3 – 3.50m x 2.70m

North facing window with uninterrupted views of the Galloway Hills and the garden. Built-in storage cupboard with radiator. Radiator.

Bathroom – 2.23m x 1.90m

Partially tiled and partially fitted with wet wall panelling. Fitted with a coloured suite comprising WC, wash-hand basin and walk-in shower with electric shower. Radiator.



Garden

The garden at Lismore occupies a generous plot, approached via a paved driveway that leads to the garage and provides ample off-road parking for several vehicles. The remainder of the garden is predominantly laid to lawn, offering a neat and low-maintenance outdoor space with fruit cages, spacious patio area providing the perfect setting for outdoor dining and entertaining, and mature shrubs which add colour, structure, and privacy throughout the seasons.

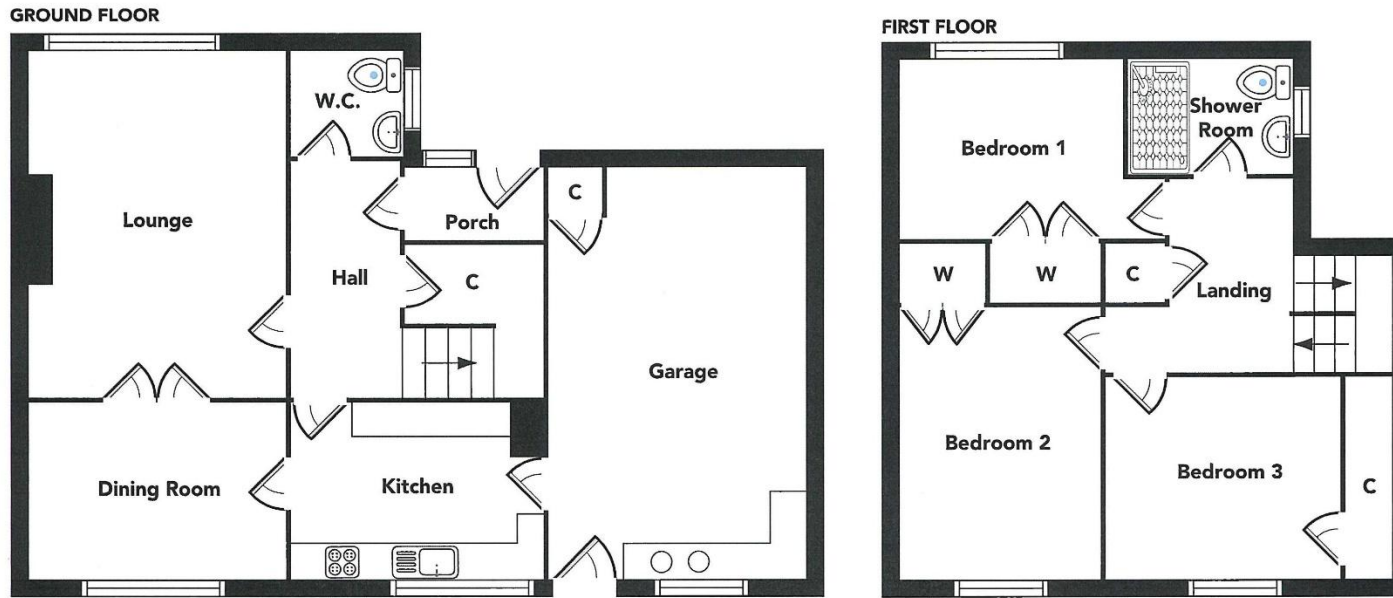
OUTBUILDINGS

- Garage – (6.06m x 3.80m) with electricity laid on, currently arranged to provide a workshop area and utility room. Fitted with wall and floor units, sink and ample worktops. Space and plumbing for washing machine and tumble drier. Boiler.
- Green house
- Two garden sheds

SERVICES

Mains supply of water and electricity. Oil fired central heating. The property is connected to the mains drainage system.





Floorplans are indicative only - not to scale
 Produced by Plushplans 

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.