



GAP

galloway & ayrshire properties

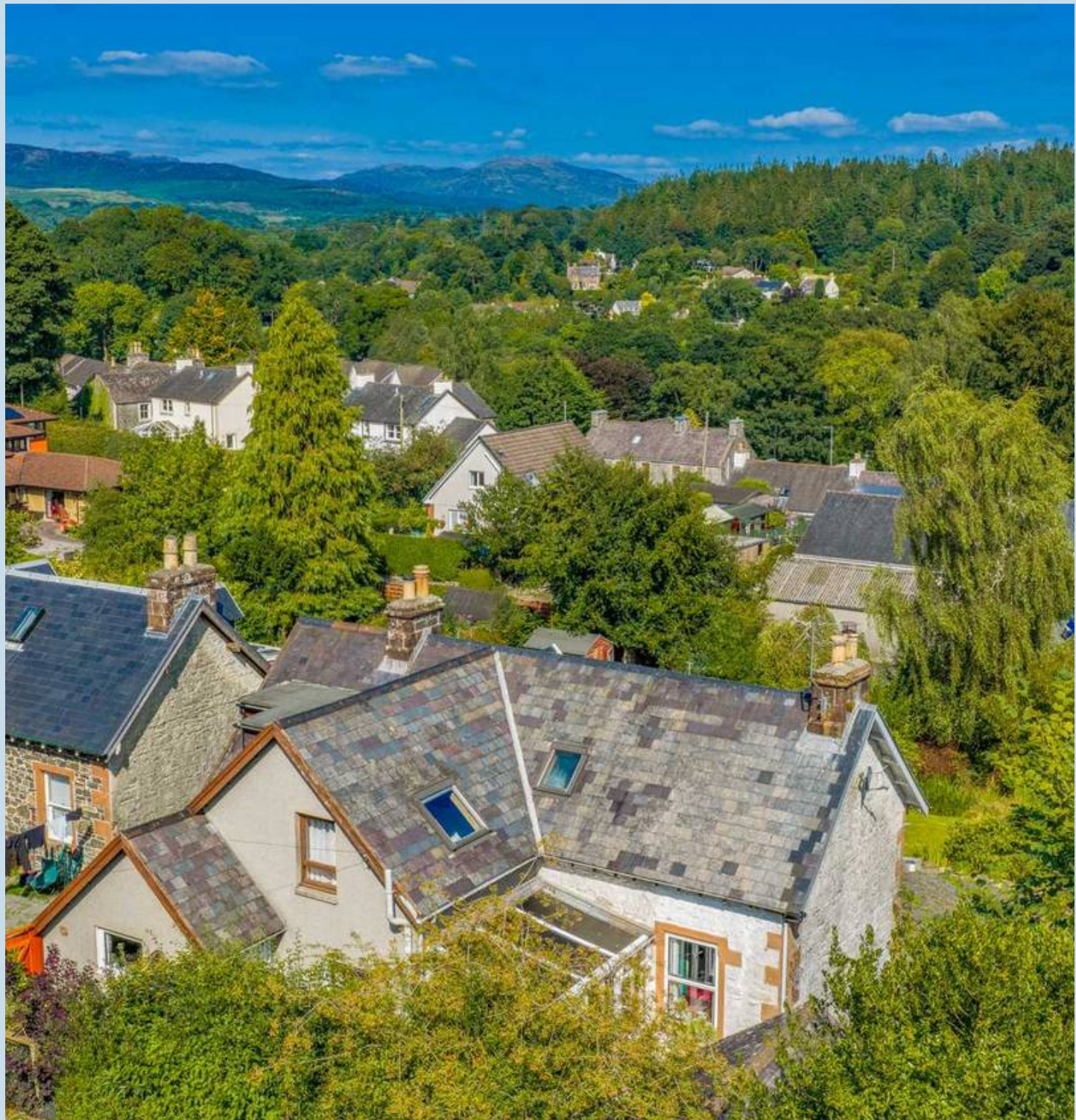
Gertrude Cottage, Cunningham Terrace

Newton Stewart, DG8 6DY

Offers Over: £260,000 are invited.

Cunninghame Terrace is situated within the popular market town of Newton Stewart in Dumfries and Galloway. The property occupies an established residential setting while remaining within convenient reach of the town centre and its range of everyday facilities. Newton Stewart provides a good selection of independent shops, supermarkets, cafés and other local services, together with primary and secondary schooling, healthcare facilities and leisure amenities. The town sits on the banks of the River Cree and acts as one of the principal centres for the surrounding Wigtownshire and Galloway area. The surrounding countryside offers extensive opportunities for walking, cycling and other outdoor activities, with the Galloway Hills and Galloway Forest Park readily accessible from the town. Newton Stewart also benefits from its position close to the A75, providing road connections east towards Dumfries and west towards Stranraer, while the surrounding towns and villages of Wigtown, Creetown, Gatehouse of Fleet and Kirkcudbright are all accessible throughout the wider region. The combination of a convenient town location and easy access to the surrounding countryside makes Newton Stewart a well-established residential base within this part of Dumfries and Galloway.

- Substantial traditional detached house
- Generous and well-established garden grounds
- Four bedrooms including ground-floor bedroom/study
- Principal bedroom with en-suite shower room
- Spacious lounge with traditional fireplace
- Conservatory overlooking the garden
- Ground-floor bathroom
- Split upper-floor accommodation accessed by two separate staircases
- Detached garage & generous driveway
- Convenient location within Newton Stewart

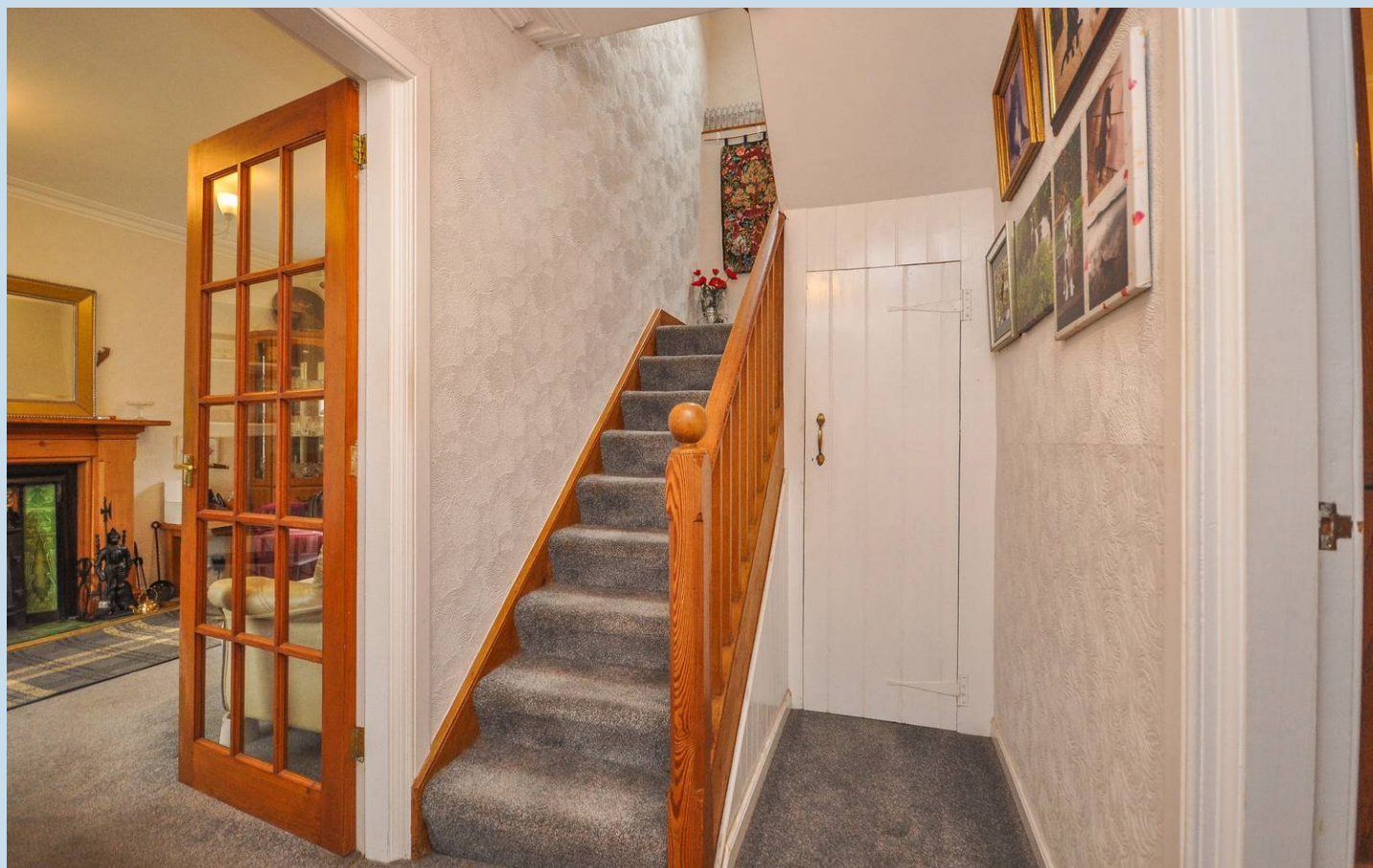


A substantial traditional detached house occupying a particularly generous and well-established plot within Cunninghame Terrace, Newton Stewart. The property provides approximately 1,663 sq.ft. of accommodation over two levels and offers a versatile layout incorporating four bedrooms, multiple reception spaces and extensive garden ground. The accommodation is unusual in that the upper floor is divided into two separate sections, each reached by its own staircase. This creates a flexible arrangement which could work particularly well for families requiring a degree of separation between bedrooms, home-working space or guest accommodation.

On the ground floor, the main entrance opens into the hallway with access to a comfortable lounge featuring a traditional fireplace with stove. A separate dining room provides ample space for a dining table and connects conveniently with the kitchen.

The kitchen is fitted with an extensive range of units and work surfaces and is supplemented by a separate utility room, providing additional storage, workspace and laundry facilities. A conservatory extends from the rear of the property and provides an additional sitting area with direct access to the garden.

Also on the ground floor is a bedroom/study, providing useful flexibility depending upon the purchaser's requirements, together with a bathroom.



The upper-floor accommodation comprises three further bedrooms. The principal bedroom is a particularly generous double room with elevated views towards Galloway hills & beyond and its own en-suite shower room. Two additional bedrooms occupy the other section of the upper floor, with the layout providing a good amount of bedroom and storage accommodation overall.

Externally, the size of the plot is a significant feature of the property. The grounds extend around the house and incorporate substantial lawned areas, mature trees, shrubs, established borders and more natural sections of garden. There are paved and gravelled areas immediately around the house, together with a greenhouse and garden storage.

A private gravel driveway provides off-road parking and leads to a detached garage positioned to the side of the property. The extent of the grounds, combined with the traditional character and generous internal accommodation, makes this a notably substantial property for its location.



Hallway

A spacious entrance hallway with carpeted flooring and a useful built-in storage cupboard. A staircase rises from the hallway to one section of the split first-floor accommodation, while glazed timber doors provide access to the adjoining reception rooms and allow additional natural light into the hall.

Lounge

13' 6" x 11' 11" (4.12m x 3.62m)

A well-proportioned lounge with a large window providing good natural light and an outlook over the surrounding gardens. The room features a traditional fireplace with timber surround, tiled hearth and inset stove, together with a recessed shelving/display area to one side. Finished with carpeted flooring and decorative ceiling cornicing, with ample space for a range of freestanding lounge furniture.

Dining Room

11' 1" x 10' 9" (3.37m x 3.27m)

A well-proportioned dining room with space for a full-size dining table and additional freestanding furniture. A large window provides good natural light, while the room also gives direct access to the kitchen. To one side is access to the second staircase serving the separate section of the upper floor, with a glazed timber door connecting back to the main hallway. Finished with carpeted flooring and simple decorative cornicing.





Kitchen

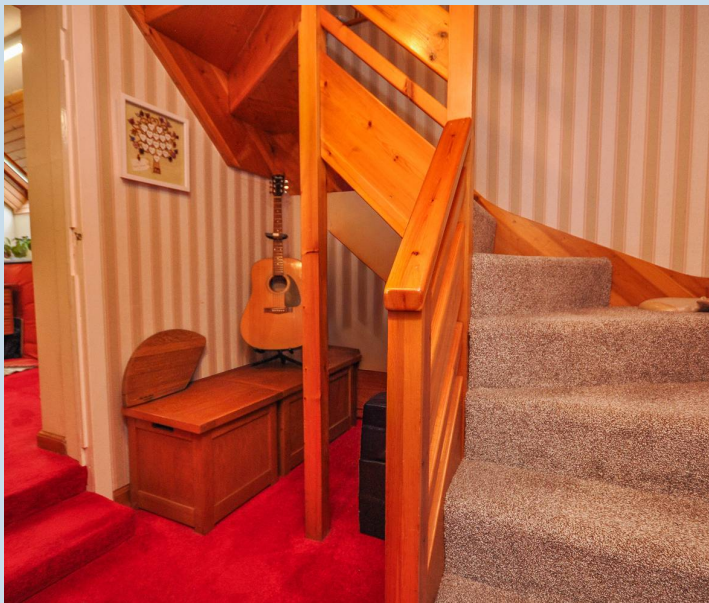
13' 4" x 9' 8" (4.07m x 2.94m)

A generous fitted kitchen with a good range of white Shaker-style wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. There is a stainless-steel sink and drainer positioned beneath the window, together with a freestanding range-style cooker and space for additional appliances. Further storage and worktop space extends along both sides of the room. The kitchen benefits from good natural light from the windows, recessed ceiling lighting and practical flooring, with a glazed timber door providing access to the adjoining conservatory as well as access to rear utility space.

Utility Room

11' 10" x 9' 6" (3.61m x 2.89m)

A useful utility room fitted with base units, work surfaces and a stainless-steel sink and drainer. There is space and plumbing for a washing machine, together with open wall shelving providing additional storage. A large window gives good natural light and an outlook to the garden, while the timber-clad ceiling adds some character to the room.



Conservatory

10' 6" x 7' 7" (3.21m x 2.31m)

A bright conservatory providing useful additional living space, with extensive glazing to the sides and a translucent roof allowing plenty of natural light. Currently arranged as a sitting area, the room enjoys views over the garden and has UPVC French doors providing direct access outside. Finished with vinyl flooring and offering a practical link between the house and garden.



Hallway

An inner lobby providing access to the second staircase serving the separate section of the upper floor. The staircase has a timber balustrade and handrail with carpeted treads, while the surrounding walls are finished with patterned wallpaper. The lobby also provides access to the adjoining ground-floor accommodation and helps form the split-level arrangement of the first floor.

Bathroom

8' 8" x 5' 3" (2.64m x 1.61m)

A well-proportioned ground-floor bathroom fitted with a bath and shower over, WC and wash hand basin. The room has tiled wall finishes around the bathing area together with timber panelling, while a window provides natural light and ventilation. Practical in layout and conveniently positioned off the inner lobby.

Bedroom/ Study

10' 8" x 8' 8" (3.24m x 2.64m)

A useful ground-floor room currently arranged as a study/home office, but suitable for use as an additional bedroom if required. The room has a roof window providing natural light, together with a sloping timber-clad section of ceiling which adds some character. There is space for a desk, storage and additional furniture, with carpeted flooring throughout. Its position on the ground floor also makes it a flexible room for guests, hobbies or home working.

Bedroom

11' 1" x 10' 8" (3.37m x 3.24m)

A generous double bedroom with ample space for a full range of bedroom furniture. The room benefits from extensive built-in wardrobes with louvred doors, providing useful storage. Natural light is provided by both a roof window and an additional window, while the timber-clad sloping ceiling gives the room a distinctive character. Finished with carpeted flooring throughout.

Landing

A carpeted upper landing, reached by its own staircase from the ground floor to the principal upper level. The staircase has a timber balustrade and handrail while a roof window provides good natural



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A carpeted upper landing, reached by its own staircase from the ground floor to the principal upper level. The staircase has a timber balustrade and handrail, while a roof window provides good natural light over the stairwell and landing.

Master Bedroom

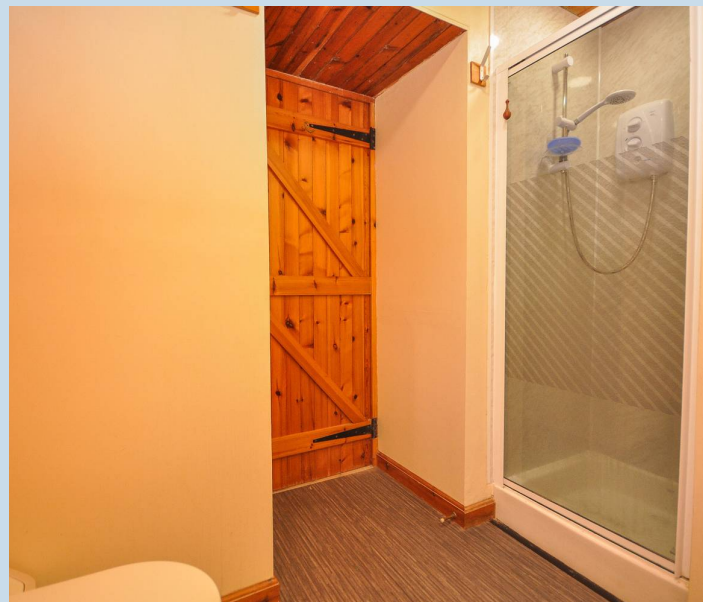
15' 0" x 11' 1" (4.57m x 3.37m)

A spacious master bedroom forming part of the main upper-floor accommodation, with ample room for a king size bed and a full range of freestanding bedroom furniture. The room is carpeted throughout and benefits from a window providing natural light and views towards Galloway hills & beyond, with sloping sections of ceiling adding character to the space. A doorway leads directly into the private en-suite shower room.

En-suite

8' 8" x 8' 3" (2.64m x 2.51m)

A well-proportioned en-suite serving the master bedroom, fitted with a glazed shower enclosure with electric shower, WC, bidet and wash hand basin set within a fitted vanity unit providing useful storage. The room also benefits from a window for natural light and ventilation, a radiator and extensive timber panelling to the walls and sloping ceiling areas.



Bedroom

15' 0" x 11' 11" (4.57m x 3.62m)

A good-sized upper-floor bedroom with space for a range of bedroom furniture and additional seating or dressing furniture if required. The room is carpeted throughout and has a window providing natural light, with sloping sections of ceiling reflecting the character of the upper-floor accommodation. Its proportions allow the room to be used comfortably as a spacious double bedroom

REAR GARDEN

The property is complemented by an established rear garden with a mixture of paved and gravelled areas, mature planting and well-stocked beds providing a good degree of greenery around the house. A paved seating area sits immediately outside the conservatory, while pathways continue through the garden to further planted sections. The garden contains a variety of established shrubs, trees and flowering plants.

FRONT GARDEN

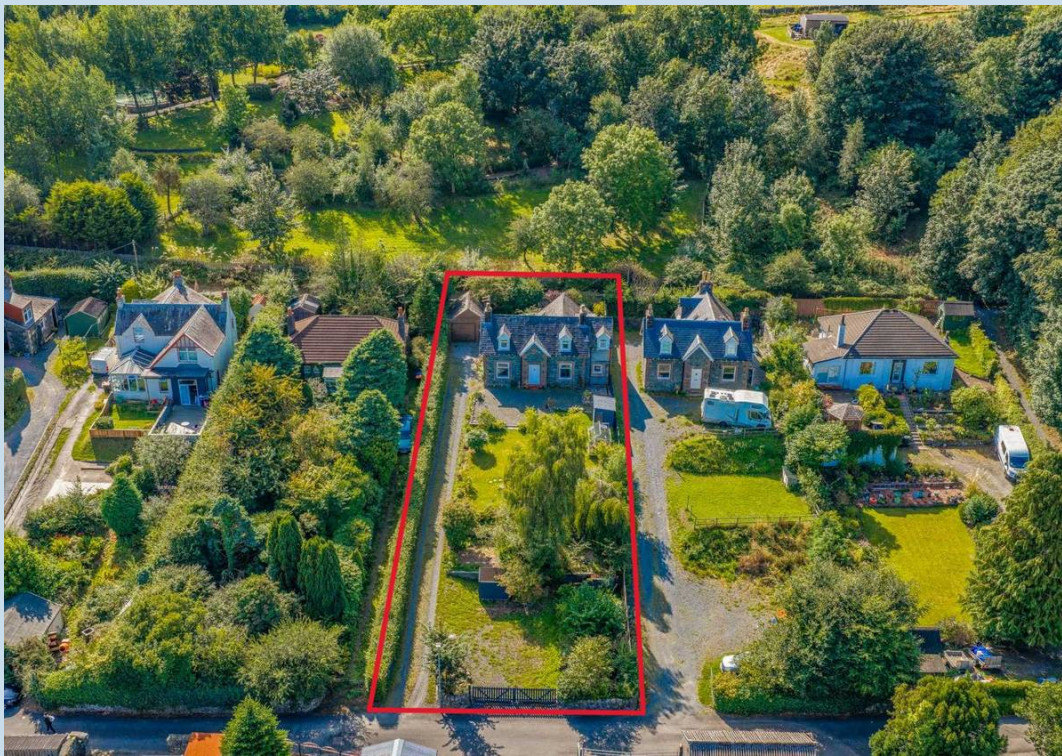
The property occupies a generous plot with substantial garden ground extending around the house. The gardens are arranged over several levels and include large areas of lawn together with established beds, mature shrubs, trees and hedging, creating a well-established setting around the property. The garden extends beyond this with a greenhouse, timber garden sheds and further areas of mature planting. The lower section of the grounds is more natural in character with additional trees and vegetation and allows for additional off road parking.

DRIVEWAY

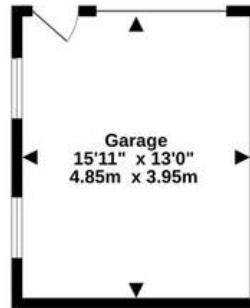
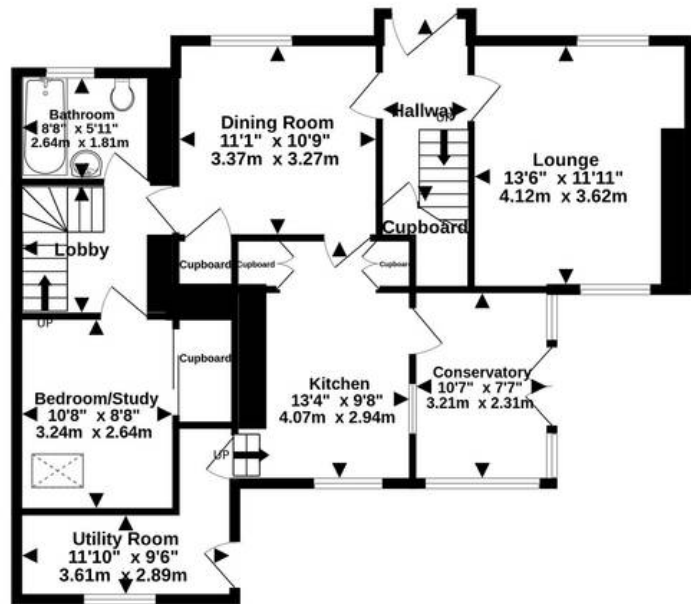
4 Parking Spaces

Large gravel driveway leading to ample off road parking for multiple vehicles.

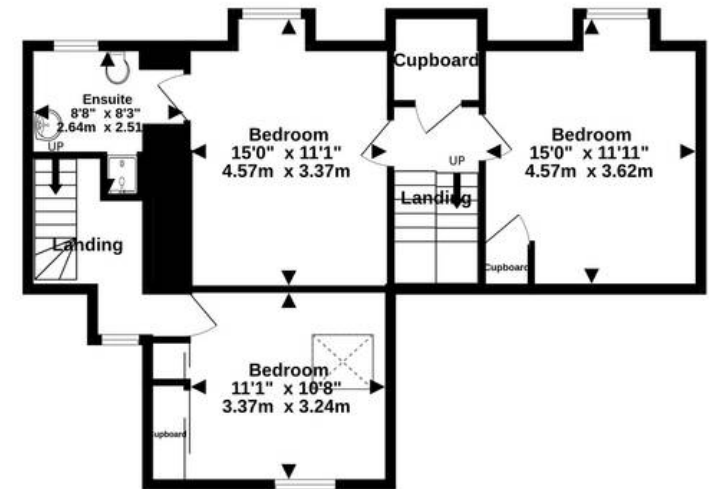




Ground Floor
1031 sq.ft. (95.8 sq.m.) approx.



1st Floor
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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 E **EPC RATING:** D (63)

SERVICES

Mains water, drainage and electricity. 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.

