



12 St. Couans Place,

Newton Stewart, DG8 6LX

Offers Over **£110,000**

12 St. Couans Place

Newton Stewart

St Couan's Place is situated within Newton Stewart, a market town in the heart of the Machars area of Dumfries and Galloway. The property is positioned within an established residential area while remaining convenient for the town's range of everyday facilities. Newton Stewart provides a selection of shops, supermarkets, schools, cafés, leisure facilities and local services. The town is positioned alongside the A75, providing road connections towards Stranraer to the west and Dumfries to the east. The surrounding area is well known for its countryside and outdoor recreational opportunities, with the Galloway Forest Park, walking routes and mountain biking facilities all readily accessible. The villages and coastline of the Machars are also within comfortable travelling distance.

- Semi-detached ex-local authority property
- Three bedrooms/ boxroom
- Spacious sitting/dining room
- Fitted kitchen
- Double glazing & gas fired central heating
- Generous front and rear garden ground
- Gravelled driveway providing off-road parking
- Raised timber decking to rear
- Established residential location within Newton Stewart
- Ideal first time purchase



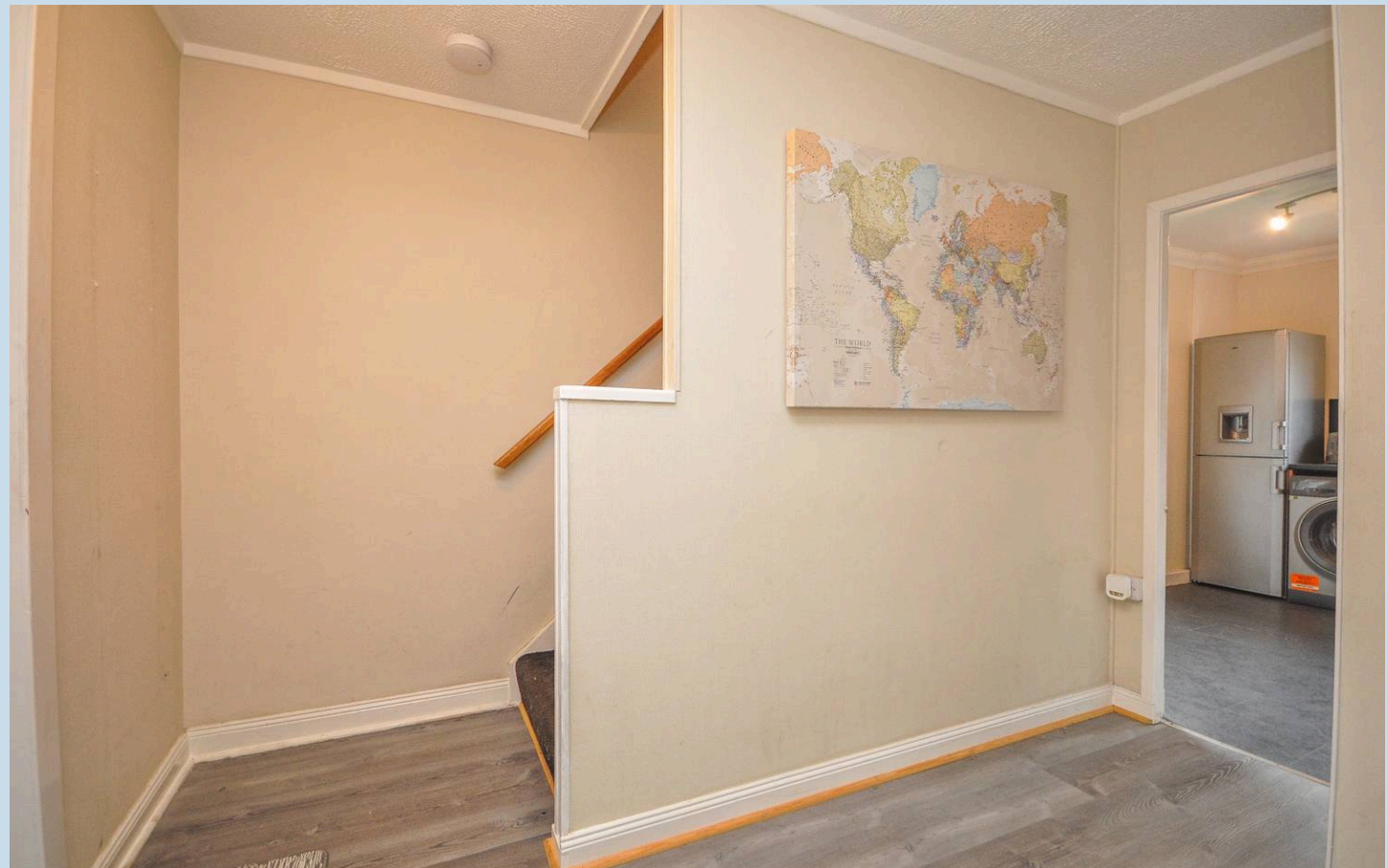
A three-bedroom semi-detached ex-local authority property situated within the established residential area of St Couan's Place, Newton Stewart. The property provides practical accommodation over two floors and benefits from generous garden ground together with a gravelled driveway providing off-road parking.

The ground-floor accommodation is entered through a hallway with staircase to the upper level and built-in storage. The main sitting/dining room is a particularly generous space, with a window to the front and French doors opening directly onto the rear decking. The kitchen is fitted with a range of floor and wall-mounted units with work surfaces, integrated oven and hob and space for additional appliances.

On the first floor, the landing provides access to two double bedrooms, both of which benefit from built-in storage. There is also a separate box room/ bedroom which provides useful additional space for storage, a home office or single bedroom. The bathroom is fitted with a three-piece suite comprising bath with electric shower over, wash-hand basin and WC.

Externally, the property occupies a good-sized plot. To the front is a lawned garden together with a substantial gravelled driveway providing off-road parking and access along the side of the house. The enclosed rear garden includes a raised timber deck immediately adjoining the property, a lawn, gravelled sections and a timber garden shed.

Overall, this is a well-proportioned two-bedroom home with the additional benefit of a box room, good storage, off-road parking and generous outdoor space.



Hallway

A bright entrance hallway providing access to the ground floor accommodation, with staircase rising to the first floor and a useful built-in cupboard beneath. Finished with neutral décor and grey flooring, with doors leading through to the kitchen and sitting/dining room. Built in storage also.

Lounge/ Dining Area

21' 6" x 10' 6" (6.56m x 3.20m)

A spacious dual-purpose room extending the full depth of the property, with a window to the front and French doors opening to the rear. The sitting area has a fireplace with timber surround and inset gas fire, while the opposite end provides ample space for a dining table. Finished with neutral décor, light flooring and two ceiling light fittings.

Kitchen

10' 7" x 10' 3" (3.22m x 3.13m)

Fitted kitchen with a range of timber-effect wall and base units, dark work surfaces and contrasting splashbacks. Includes an integrated oven with electric hob and stainless-steel extractor hood above, together with space and plumbing for a washing machine and freestanding fridge/freezer. Window provides natural light, with an external door giving access to the rear. Finished with tiled flooring and a radiator. Built in under stairs storage also.

Landing

First floor landing providing access to the bedrooms, box room and bathroom. Includes built-in storage cupboards and a staircase descending to the ground floor. Finished in neutral décor.

Bathroom

8' 3" x 4' 11" (2.51m x 1.51m)

Fitted with a white suite comprising bath with electric shower over and glazed screen, WC and wash hand basin. Part tiled walls, mirrored wall cabinet and window providing natural light.





Bedroom

11' 5" x 9' 11" (3.48m x 3.03m)

Well-proportioned double bedroom with a large window providing good natural light. Finished with neutral décor, laminate flooring, radiator and ample space for freestanding bedroom furniture. Generous built in storage.

Bedroom

9' 10" x 7' 7" (3.00m x 2.32m)

A good-sized bedroom with a window providing natural light, carpeted flooring, radiator and ample space for freestanding furniture. The room is finished in light décor with a feature wall. Generous built in storage.

Box room/ Bedroom

7' 7" x 6' 9" (2.31m x 2.06m)

Compact room with a window providing natural light, radiator and access to a useful built-in storage cupboard fitted with shelving.



REAR GARDEN

Generous enclosed rear garden comprising a raised timber deck immediately adjoining the property, an area of lawn and a further gravelled section. The garden is bounded by timber fencing and includes a timber garden shed, with ample space for outdoor seating and general garden use.

FRONT GARDEN

The property is set back from the road with a lawned front garden and gravelled driveway providing off-road parking. The frontage is bordered by established hedging, with a paved pathway leading to the main entrance and access continuing around the side of the property.

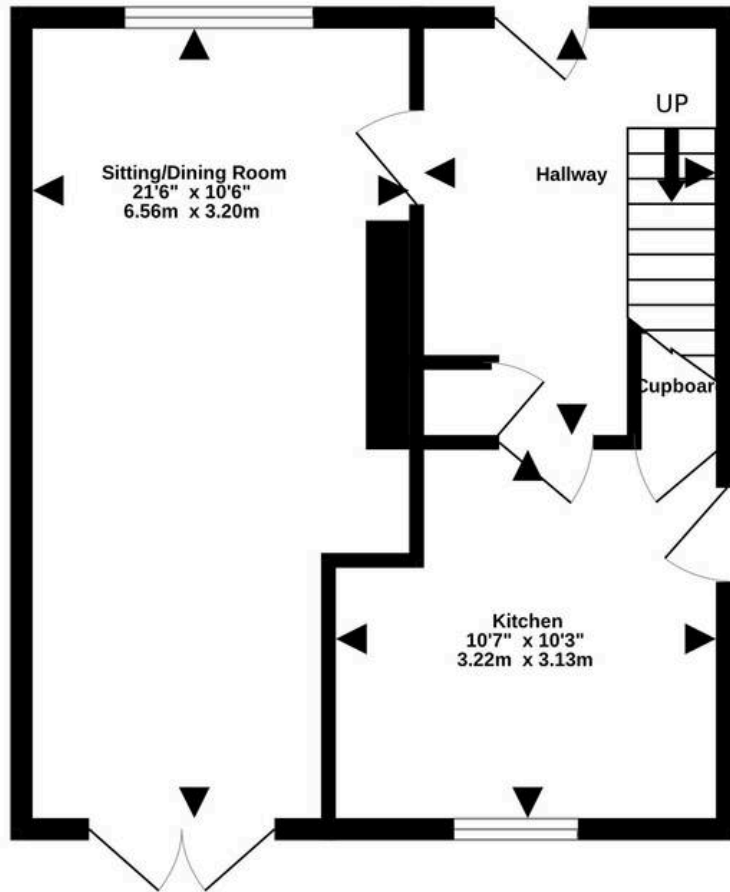
DRIVEWAY

2 Parking Spaces

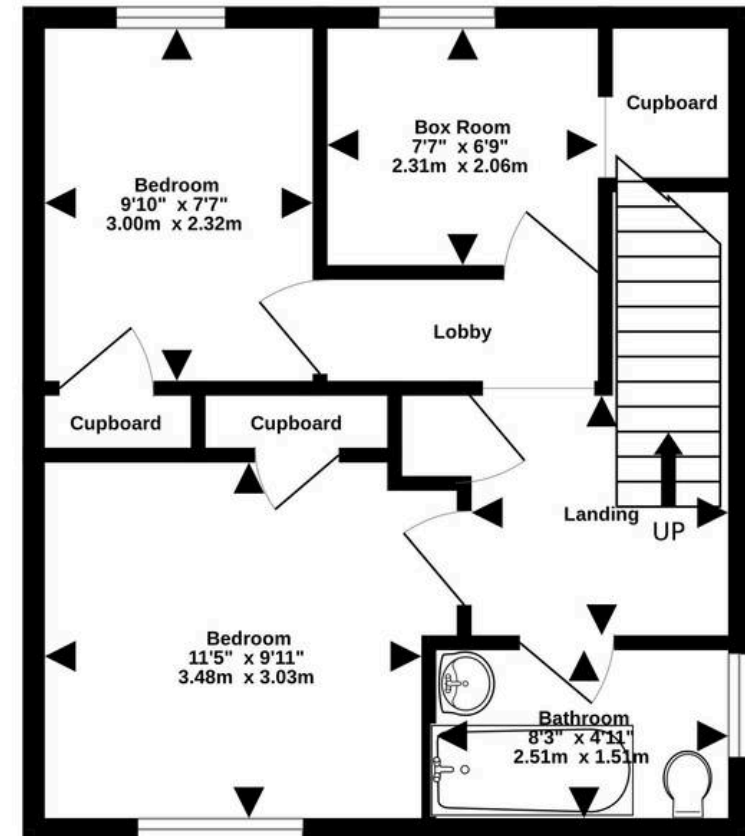
Generous sized gravel driveway allowing for ample off road parking for multiple vehicles.



Ground Floor
396 sq.ft. (36.8 sq.m.) approx.



1st Floor
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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 B

EPC RATING: B

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.

