



Spindrift, Carsluith

Newton Stewart, DG8 7DN

Offers Over £310,000 are invited.

The property is situated within the small coastal village of Carsluith, a peaceful and highly regarded location in Dumfries & Galloway known for its attractive rural surroundings and access to the Solway Firth. The area offers a relaxed pace of life while still benefiting from good transport links along the A75, providing convenient access to the nearby towns of Gatehouse of Fleet, Newton Stewart and Castle Douglas, all of which offer a range of local amenities including shops, cafés, healthcare services and schooling. The surrounding countryside provides excellent opportunities for outdoor pursuits including walking, cycling and coastal exploration, with nearby woodland, beaches and scenic routes showcasing the natural beauty of the region. The area is particularly popular with those seeking a balance of rural living with accessibility to everyday services. Carsluith itself is well positioned for commuting within Dumfries & Galloway, with the A75 forming a main route connecting the region to Stranraer and the ferry links to Northern Ireland, as well as east towards Dumfries and the wider road network. The location combines countryside tranquillity with connectivity, making it ideal for a range of buyers seeking a lifestyle property in a scenic part of southwest Scotland.

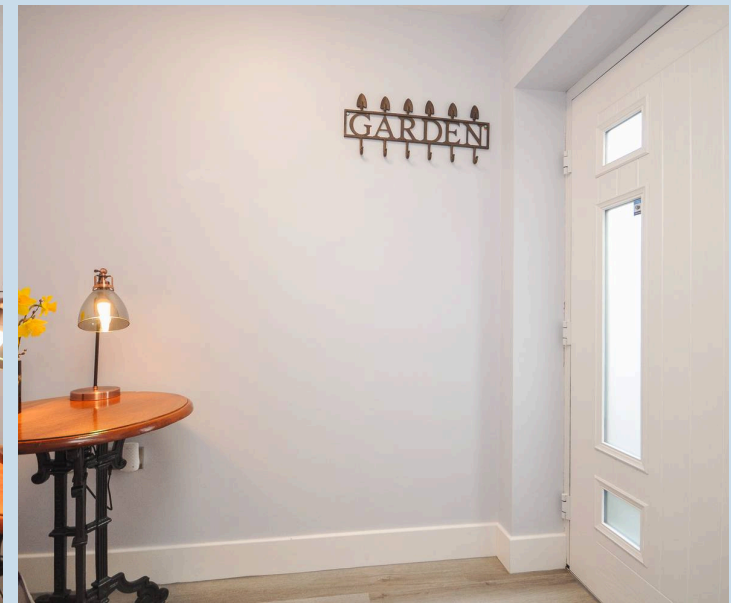
- Individually architect-designed property
- Elevated position with attractive outlooks towards Wigbay & beyond.
- Impressive open plan living space
- Full-height double glazing maximising natural light and views
- Feature wood burning stove
- Modern high specification kitchen
- Stylish shower room & additional WC
- Energy efficient construction with high insulation levels
- Generous garden grounds and decking area (sat on approx. 1/2 an acre)
- Detached garage and ample driveway parking



An individually architect-designed modern home, positioned to take full advantage of its elevated setting with attractive open outlooks towards the surrounding countryside and water. Designed with both style and efficiency in mind, the property benefits from modern eco-conscious construction methods including high levels of insulation and extensive glazing, maximising natural light while enhancing heat retention and energy efficiency. The striking exterior combines contemporary render with timber cladding, creating a distinctive and appealing finish.

The heart of the home is the impressive open-plan living space, featuring a stunning vaulted ceiling and full-height glazing to the front elevation, framing the outlook and flooding the interior with natural light. A stylish freestanding wood-burning stove provides a cosy focal point, creating a welcoming yet contemporary atmosphere. The living area flows seamlessly into the dining space, which enjoys direct access to the outside, making the layout ideal for both everyday family living and entertaining.

The modern fitted kitchen is finished with high-gloss units complemented by contrasting work surfaces and integrated appliances, providing ample storage and preparation space. A separate utility room offers further fitted units, worktop space, sink and room for laundry appliances, along with convenient external access.



The property offers well-proportioned bedrooms, all finished in neutral tones to create bright and comfortable accommodation. Built-in storage is provided where applicable, enhancing practicality while maintaining a clean and uncluttered feel.

A stylish shower room is fitted with a contemporary suite including walk-in shower with attractive wall panelling, vanity unit wash hand basin and WC, finished to a high standard. A separate cloakroom with modern fittings provides a useful additional facility.

Externally, the property sits within generous garden grounds incorporating areas of lawn, gravel and a raised decking space positioned to enjoy the outlook. A spacious driveway provides ample off-street parking and leads to a detached garage offering excellent storage or workshop potential.

The overall setting provides a peaceful rural feel while remaining accessible to nearby amenities, making this an ideal opportunity to acquire a distinctive modern home designed to complement its surroundings while offering energy-efficient living.





Entrance porch

A front entrance via a double glazed composite door giving access into a front porch/ cloakroom leading into a spacious open plan lounge.

Lounge

17' 11" x 12' 9" (5.46m x 3.88m)

A bright and contemporary lounge featuring a vaulted ceiling and expansive floor-to-ceiling double glazed units providing elevated views over looking the Cree Estuary as well as Wigtown Bay & beyond as well as allowing an abundance of natural light. A free standing wood burning stove as well as open plan access to kitchen/ dining area.

Dining Area

17' 0" x 9' 2" (5.19m x 2.79m)

A stylish dining area positioned within an impressive open-plan living space, featuring full-height double glazing as well as double glazed French doors providing direct access onto raised timber decking providing open views over 'Wigbay' & beyond. Open plan access to kitchen also.

Kitchen

17' 0" x 9' 2" (5.19m x 2.79m)

A sleek and contemporary fitted kitchen featuring a range of high-gloss units complemented by contrasting worktops, creating a stylish and modern finish. The kitchen benefits from a range of integrated appliances which include, a fridge freezer, electric fan oven, induction hob, dish washer and microwave. There is ample storage and generous work surface space as well as a double glazed window over the inset ceramic sink whilst the open plan lay out flows into the dining and living areas.

Hallway

A welcoming internal hallway finished in neutral tones, creating a bright and airy feel whilst providing access to the remaining living accommodation. Built in ladder/hatch to boarded loft space, with light.





Utility Room

9' 2" x 5' 8" (2.79m x 1.73m)

A well-appointed utility space, fitted with a range of modern wall and base units, complemented by wooden work surfaces and a stainless steel sink. The space provides plumbing for laundry appliances along with additional storage via a walk in storage room providing access to the immersion heater. Access to a WC as well as a double glazed composite door providing outside garden access.

WC

5' 4" x 3' 11" (1.62m x 1.20m)

Accessed off the utility, a cloakroom fitted with a modern two-piece suite comprising WC and wash hand basin set within a vanity unit. Finished in neutral tones as well as benefitting from a heated towel rail.

Shower Room

8' 10" x 5' 7" (2.70m x 1.69m)

A stylish and contemporary shower room fitted with a modern three-piece suite comprising WC, wash hand basin within a vanity unit and a large walk-in shower with rainfall style shower head, glazed screen and attractive wall panelling. The room is finished to a high standard with neutral décor, fitted storage and a double glazed window providing natural light and ventilation.

Bedroom

11' 9" x 8' 10" (3.59m x 2.70m)

A well proportioned double bedroom finished in neutral tones offering a bright and comfortable space. The room benefits from generous built in storage with sliding wardrobe doors, maximising practicality whilst maintaining a clean, uncluttered feel. A double glazed window provides natural light and pleasant outlooks making this an ideal main or guest bedroom with the potential to be used as a smaller reception room or office/ study. Benefitting from an electric panel heater also.



Bedroom

13' 0" x 9' 2" (3.97m x 2.80m)

A bright and spacious double bedroom benefitting from a rear double glazed window providing rear countryside views as well as having generous built in storage with sliding wardrobe doors and an electric panel heater. Ideal as a main bedroom.

Garden

The property is set within generous garden grounds which have been thoughtfully arranged over 1/4 of an acre to fully appreciate the elevated position and impressive open outlooks across surrounding countryside towards the water. The gardens incorporate areas of lawn, gravel and seating space, providing ideal spots for enjoying the ever-changing outlook. Timber fencing and gated sections create defined areas while maintaining an open feel that complements the rural setting. The raised decking area to the front elevation has been carefully positioned to make the most of the property's full-height glazing and vantage point, further enhancing the connection between indoor and outdoor living. There is also a separate part of ground with the potential for a paddock of approximately 1/4 of an acre also.

Driveway

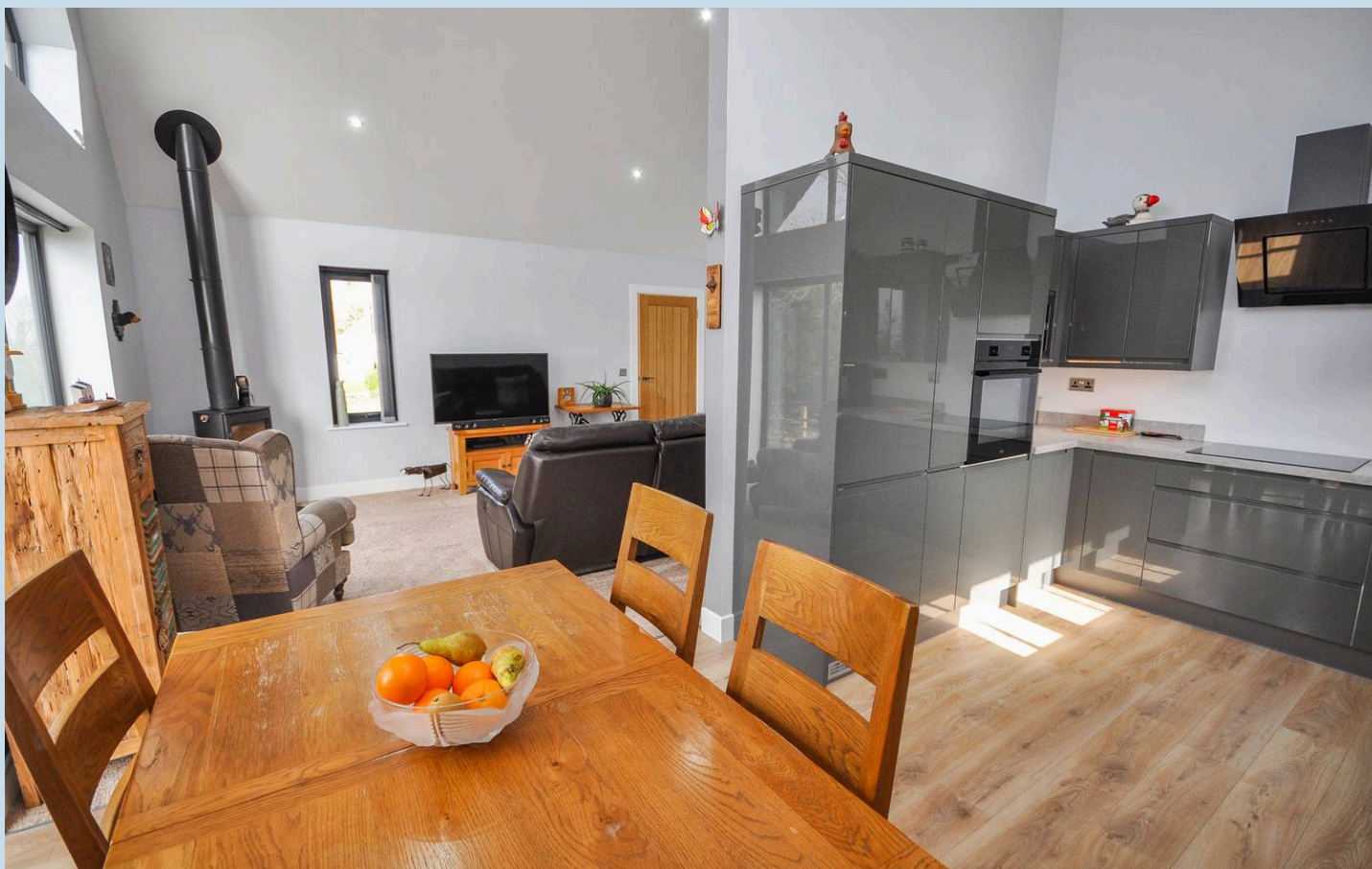
5 Parking Spaces

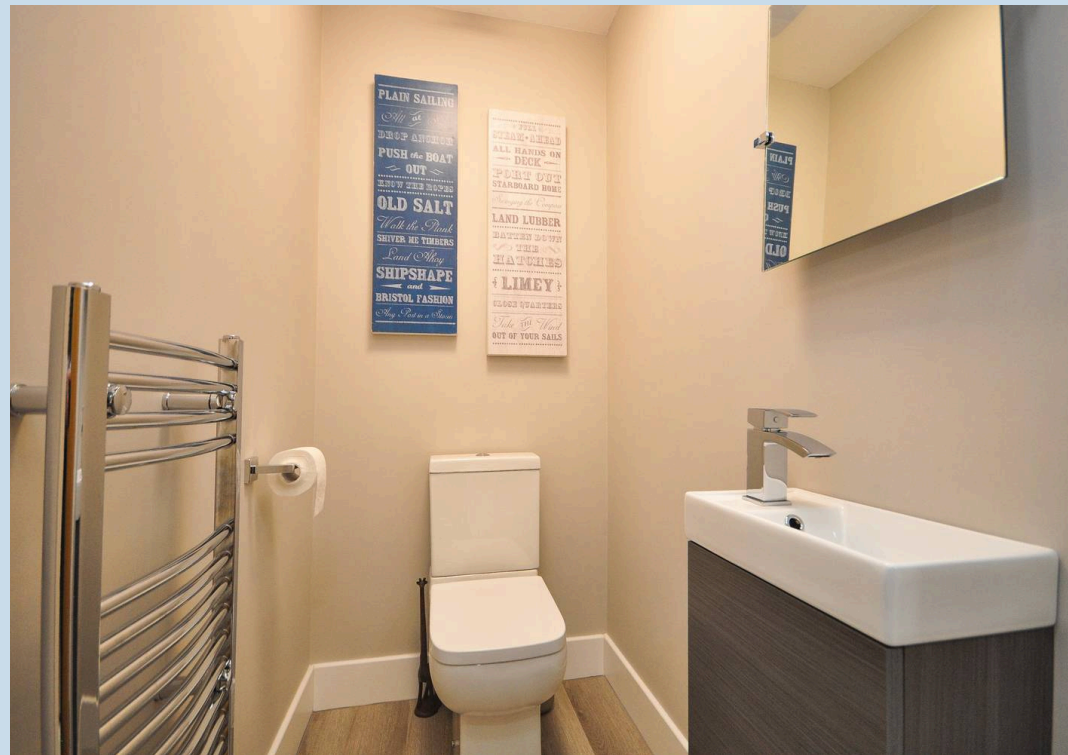
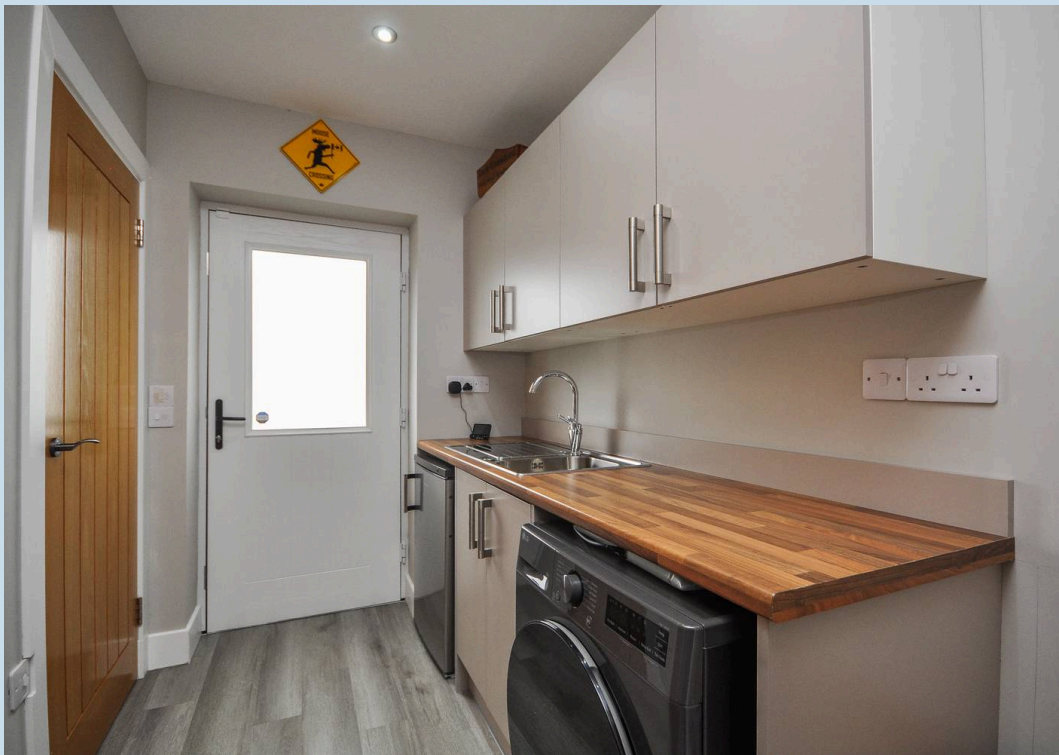
Large gravel driveway providing generous off road parking for multiple vehicles.

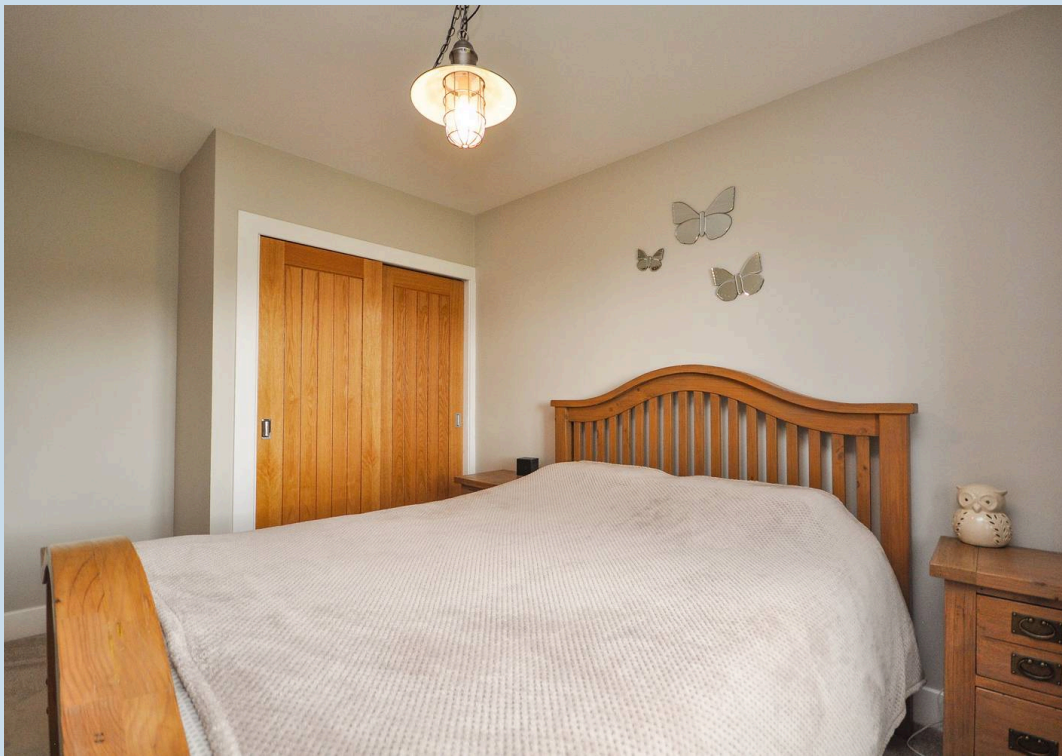
Double garage

1 Parking Space

A detached garage with mains power, positioned within the grounds, providing secure parking or excellent storage space. The garage is finished in keeping with the modern style of the property and benefits from an up-and-over door along with a generous gravel driveway allowing ample parking for multiple vehicles. The layout offers flexibility for workshop use, storage or general domestic purposes.



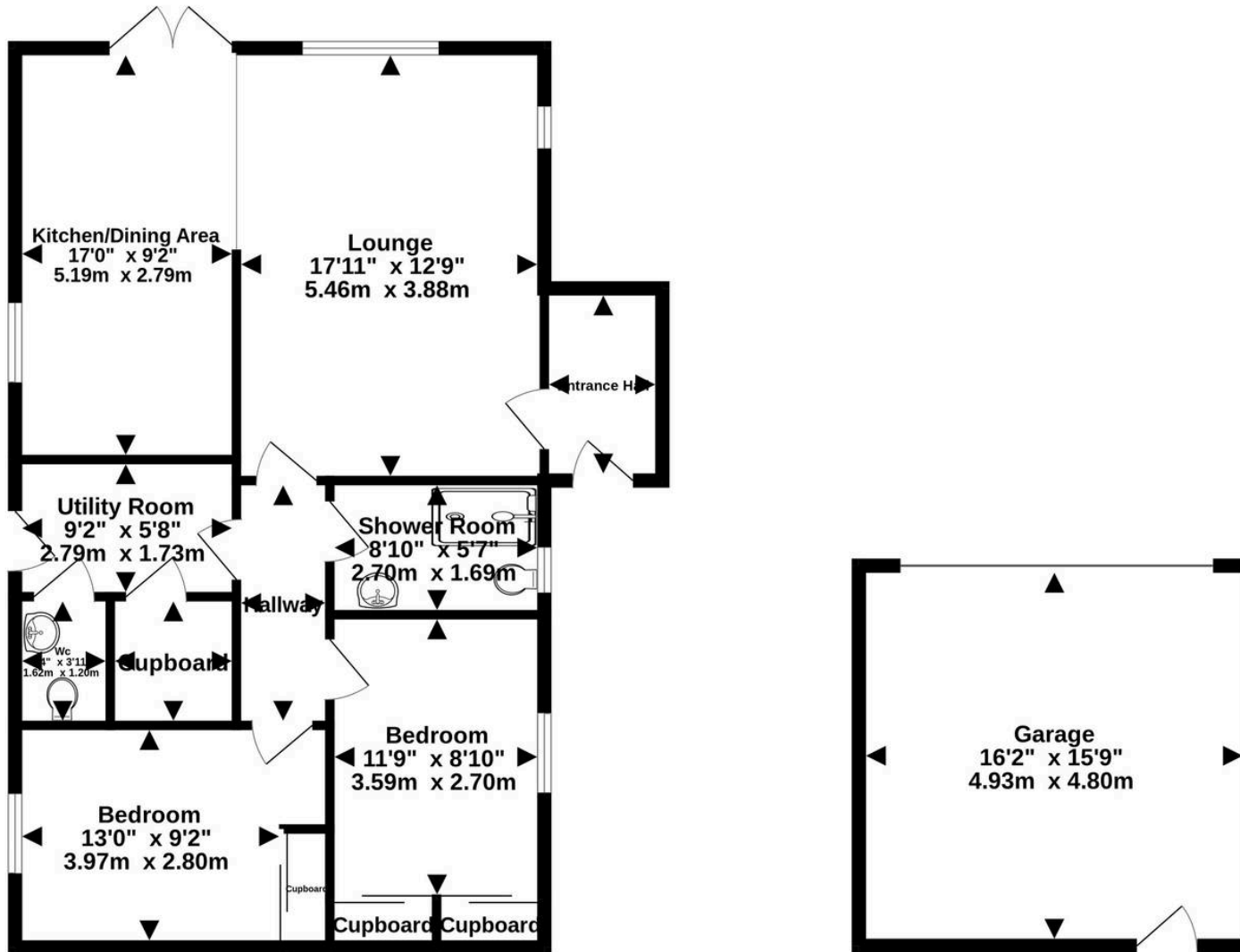








Ground Floor
1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band E **EPC RATING** C(69)

SERVICES

Mains electricity, water & drainage to domestic treatment plant. Electric panel heaters.

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.

