



GAP

galloway & ayrshire properties

30 Queen Street, Newton Stewart

DG8 6JL

Offers Over - £200,000 are invited.

Newton Stewart, known as the “Gateway to the Galloway Hills”, is a popular and thriving market town situated within the heart of Dumfries and Galloway. The town provides a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, healthcare services and leisure facilities. The surrounding area is renowned for its outstanding natural beauty with nearby Galloway Forest Park offering excellent walking, cycling and outdoor pursuits. The River Cree runs through the town adding to its scenic appeal, whilst excellent road links provide convenient access to the wider region including Stranraer, Ayr and Dumfries. The property enjoys a central yet convenient position within the town, allowing easy access to all local amenities whilst still benefiting from surprisingly private and extensive rear garden grounds.

- Substantial traditional stone built townhouse
- Flexible and deceptively spacious accommodation over three levels
- Up to eight bedrooms with versatile attic accommodation
- Three double bedrooms with en-suite shower rooms
- Large detached stone built garage/workshop with power and lighting and separate stone outbuilding currently used as wood store
- Beautiful mature rear garden grounds with patio and decking areas
- Elevated seating areas enjoying attractive outlooks over the gardens
- Character features throughout including skylights and exposed stonework
- Convenient central location within Newton Stewart
- Gas central heating and double glazing



30 Queen Street

Newton Stewart, DG8 6JL

Occupying a convenient central position within the popular market town of Newton Stewart, this substantial traditional stone built townhouse offers extensive and highly versatile family accommodation arranged over three spacious levels. Deceptively generous in size, the property combines character, flexibility and excellent outdoor space, making it ideally suited to growing families, those seeking home working space or buyers looking for multi-generational living potential.

The accommodation on the ground floor offers an excellent space with a variety of adaptable public rooms together with the upper levels providing well-proportioned bedrooms and shower room facilities. The principal bedroom benefits from its own en-suite shower room whilst further bedrooms provide comfortable accommodation throughout the home.

The upper levels continue to impress with a range of bright and flexible attic rooms featuring skylight windows and useful storage, ideal for use as additional bedrooms, hobby rooms, studio space or home offices depending on individual requirements. A family bathroom with bath suite is also located within the upper accommodation.



Externally, the property enjoys exceptional garden grounds to the rear which are a particular feature of the home. The beautifully established gardens incorporate patio seating areas, raised decking, gravel terraces and expansive lawns bordered by mature trees and colourful planting, creating a peaceful and private outdoor environment ideal for both entertaining and family use. This is a unique opportunity to acquire a sizeable character property with extensive accommodation and outstanding gardens within easy reach of local amenities. New roof to the rear of the property and new utility roof and partial new roof to the front.

A substantial detached stone built garage/workshop provides excellent additional storage and workspace with power and lighting installed, offering potential for a variety of uses and a separate stone outbuilding currently used as a wood shed store. The courtyard and garden areas combine to create a highly impressive outdoor setting rarely found within a central town location.



Hallway

Spacious and welcoming reception hallway featuring attractive original corning and high ceilings, creating an immediate sense of character and charm upon entry. The hallway provides access to the main ground floor accommodation and staircase to the upper level, whilst benefiting from ample natural light through the glazed front entrance and side panels. Finished with laminate flooring and offering excellent space for freestanding furniture or seating.

Dining Area

14' 2" x 12' 10" (4.32m x 3.90m)

Bright and generously proportioned dining area offering an excellent space for everyday family living. The room benefits from high ceilings with attractive corning, a large window providing ample natural light, and a charming focal fireplace incorporating a multi-fuel Dowling Stove set within a traditional surround. Open access leads through to the kitchen, creating a sociable flow between the living spaces. Finished with laminate flooring and offering ample space for a large dining table and additional furnishings.

Kitchen

14' 2" x 12' 10" (4.32m x 3.92m)

Impressive farmhouse-style dining kitchen fitted with an extensive range of solid wood wall and floor mounted units complemented by generous worktop space and a central island providing additional preparation and storage facilities. The kitchen incorporates a range-style cooker set within an attractive feature alcove with tiled splashback. Ample space is available for informal dining, with an open aspect leading directly into the dining area, enhancing the sociable layout of the home. A large window allows for excellent natural light, whilst access is provided through to the utility area. Finished with a practical tiled floor and offering a warm, characterful atmosphere throughout.





Utility Room

9' 3" x 6' 5" (2.81m x 1.96m)

Useful utility room positioned off the kitchen, providing excellent additional storage and laundry facilities. The room is fitted with plumbing and space for white goods together with a Belfast-style sink and work surface area. A rear door provides convenient access to the outside, whilst shelving offers practical storage solutions. Natural light is provided via a rear facing window, making this a highly functional space for day-to-day family living. Recently fitted roof (February 2025).

Reception Room

25' 8" x 13' 6" (7.82m x 4.12m)

Spacious and versatile family lounge extending to an impressive open-plan living area, offering excellent flexibility for a variety of uses including formal sitting, family living or home working space. The room benefits from a large front facing window providing plentiful natural light together with a feature fireplace incorporating a multi-fuel stove set within a traditional surround, creating an attractive focal point. Ample floor space is available for a range of furnishings whilst the open layout enhances the sense of space and flow throughout the home. Finished with laminate flooring and offering a warm and inviting atmosphere. The door to rear of the lounge provides access to the downstairs toilet, storage area, boiler room and the garage/workshop.



WC/ Boiler Room

Separate hallway leading to garage providing access to two useful ancillary rooms together with a cloakroom/WC. One room currently houses the property's heating system and hot water tank. The adjoining WC is fitted with a wash hand basin and toilet, adding convenience to the ground floor accommodation.



Landing

Bright and spacious upper landing providing access to the first floor accommodation as well as stairs leading to top floor accommodation. The area benefits from natural light via a large stairwell window, creating an airy and welcoming feel throughout. Offering ample wall space for decorative furnishings together with access to additional storage, the landing continues the attractive proportions and character found throughout the property.

Bedroom/ Office

14' 2" x 12' 10" (4.31m x 3.90m)

Generously proportioned room currently utilised as a home office, offering excellent flexibility for a variety of uses including an additional bedroom, study or hobby room. The room benefits from high ceilings with decorative corning together with a large window providing good natural light. Ample floor space is available for office furniture and storage, making this an ideal work-from-home environment whilst equally suitable as comfortable family accommodation.

Bedroom

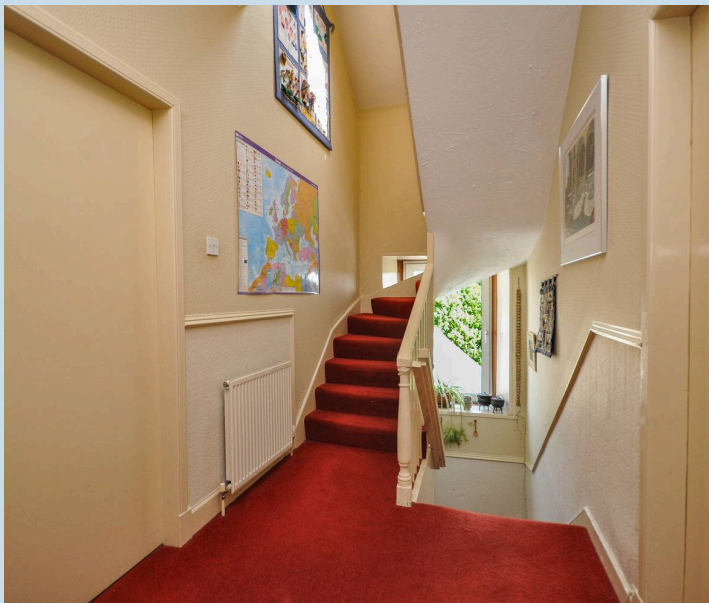
13' 6" x 12' 10" (4.12m x 3.90m)

Well-proportioned bedroom enjoying a bright and airy feel, enhanced by a large window providing good levels of natural light. The room offers ample space for bedroom furnishings and benefits from attractive corning together with fitted storage facilities. Finished in neutral tones, this comfortable room would be ideally suited as a guest bedroom, child's room or additional home office space if required. Access to ensuite shower room also.

En-suite

7' 10" x 4' 3" (2.38m x 1.30m)

Contemporary shower room fitted with a modern walk-in glazed shower enclosure incorporating rainfall style shower fittings. The room offers useful shelving/storage space and is finished in neutral tones, creating a bright and practical addition to the accommodation.





Bedroom

12' 10" x 11' 9" (3.92m x 3.57m)

Bright and comfortable double bedroom benefiting from direct access to a private en-suite shower room. The room offers ample space for bedroom furnishings together with a large window allowing for excellent natural light. Decorative cornicing adds character to the room, whilst fitted storage space enhances practicality, creating a comfortable and versatile bedroom accommodation.

En-suite

7' 11" x 4' 4" (2.41m x 1.31m)

An en-suite shower room fitted with a three-piece suite comprising WC, pedestal wash hand basin and shower enclosure with electric shower. The room benefits from fitted shelving and display space together with neutral décor, creating a bright and practical addition to the bedroom accommodation.

Bedroom

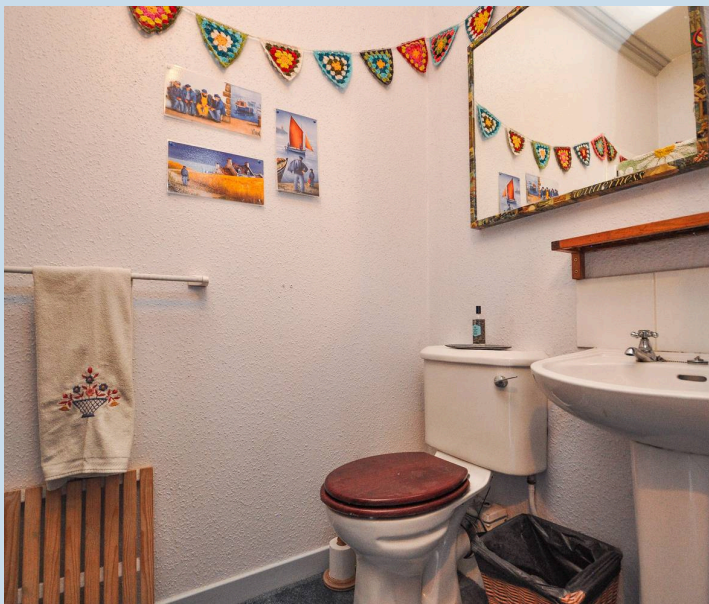
14' 2" x 12' 10" (4.31m x 3.92m)

Spacious double bedroom benefiting from an extensive range of fitted wardrobes and overhead storage, providing excellent built-in accommodation and maximising floor space. The room enjoys a bright outlook through a large window allowing for good natural light, whilst decorative cornicing enhances the character of the room. Offering ample space for freestanding furnishings, this comfortable bedroom combines practicality with a warm and inviting atmosphere.

En-suite

7' 9" x 4' 3" (2.37m x 1.29m)

En-suite shower room fitted with a three-piece suite comprising WC, wash hand basin and shower enclosure with electric shower. The room benefits from useful shelving and storage space whilst finished in light tones creating a bright and practical addition to the bedroom accommodation.





Shower Room

7' 9" x 6' 0" (2.37m x 1.82m)

Bright and practical shower room fitted with a three-piece suite comprising WC, pedestal wash hand basin and shower enclosure. The room benefits from a large opaque window providing excellent natural light whilst maintaining privacy, creating a bright and airy atmosphere. Finished with partial wall tiling and offering a functional addition to the family accommodation.

Bedroom

14' 2" x 12' 2" (4.31m x 3.70m)

Useful top floor bedroom offering excellent versatility and ideal for use as a hobby room, home office, studio or additional storage space. The room benefits from fitted work surfaces and shelving together with ample floor space and access to eaves storage.

Bedroom

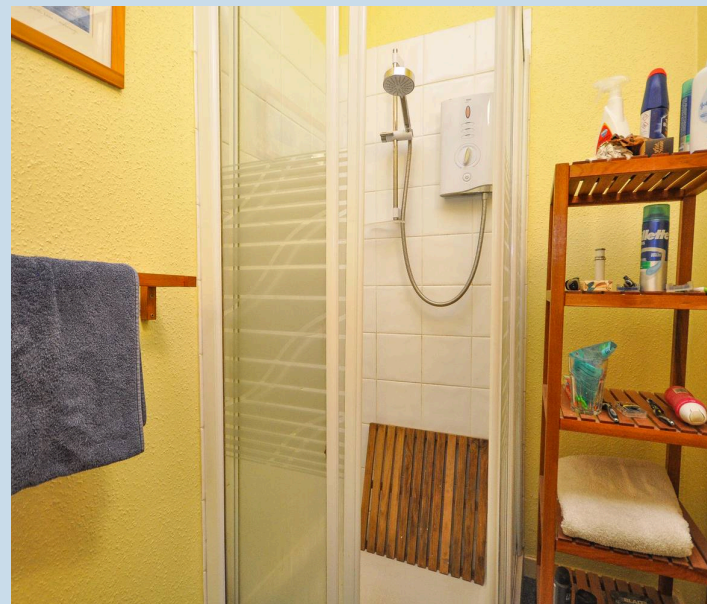
14' 2" x 9' 4" (4.31m x 2.84m)

Located on the top floor, utilised as occasional bedroom accommodation, benefiting from a large Velux style window providing good natural light and rooftop outlooks. The room offers a cosy and versatile space suitable for a variety of uses including guest accommodation, hobby room or additional storage, with the sloping ceilings adding character and charm.

Bedroom

13' 6" x 9' 4" (4.12m x 2.84m)

Top floor bedroom offering a bright and versatile living space, enhanced by a large Velux style window allowing for excellent natural light. The room provides ample space for bedroom furnishings and study/storage areas, making it ideal as teenage accommodation, guest space or hobby room. Sloping ceilings add character whilst useful eaves storage maximises practicality.



Bathroom

6' 0" x 5' 11" (1.82m x 1.80m)

Top floor bathroom fitted with a three-piece suite comprising WC, wash hand basin and bath with shower attachment. The room benefits from a large Velux style window allowing for excellent natural light whilst adding character to the space through the sloping ceilings. A bright and practical bathroom serving the upper floor accommodation.

Garage

24' 3" x 16' 4" (7.39m x 4.97m)

The substantial detached stone built garage/workshop is another excellent feature of the property, providing superb storage and workshop space with power and lighting installed. Accessed via traditional timber doors from the courtyard, the building offers generous floor space suitable for a variety of uses including storage, workshop, hobby space or further development potential subject to the appropriate permissions. The garage/workshop complements the attractive garden grounds perfectly and adds further practicality to this deceptively spacious home. There is an additional smaller stone outbuilding currently used as a woodstore.

Garden The generous rear garden grounds are a particularly attractive feature of the property, offering a wonderful mix of patio, decked seating areas and mature landscaped gardens. The grounds enjoy an excellent degree of privacy with an abundance of established shrubs, trees and colourful planting throughout, creating a peaceful outdoor retreat. There is also a right of access to rear via double gates from the next door neighbours garden. A spacious courtyard style area provides ample space for seating, whilst elevated decked sections take full advantage of the pleasant outlook across the surrounding greenery. The garden further benefits from lawned sections, stone pathways and a variety of sheltered seating spots, allowing buyers to enjoy the outdoor space throughout the day.

On street

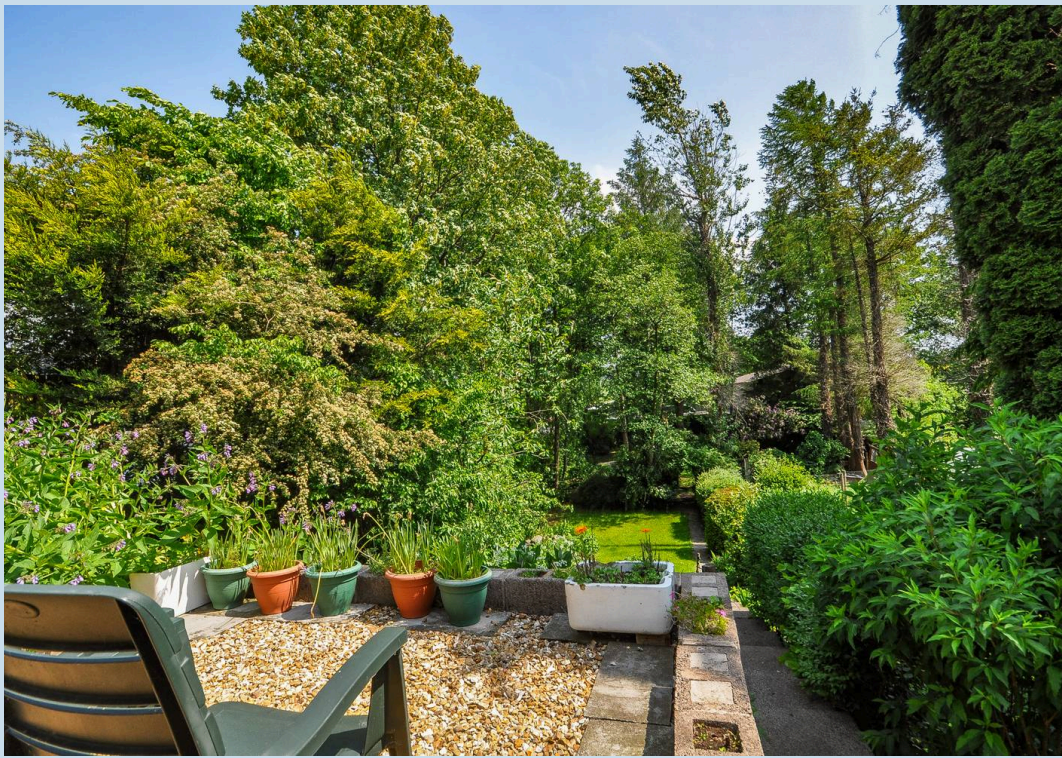
1 Parking Space



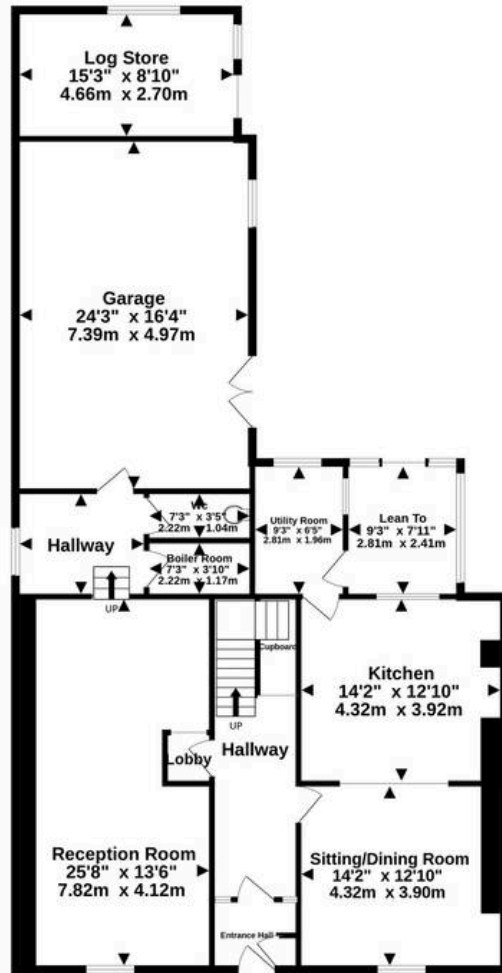




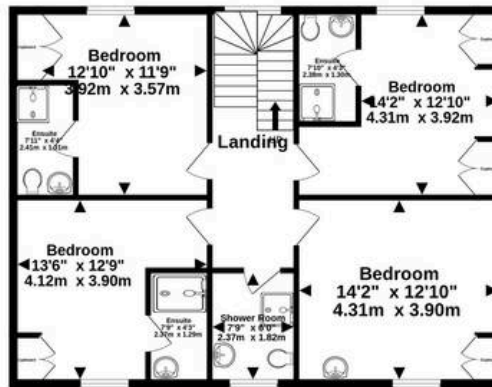




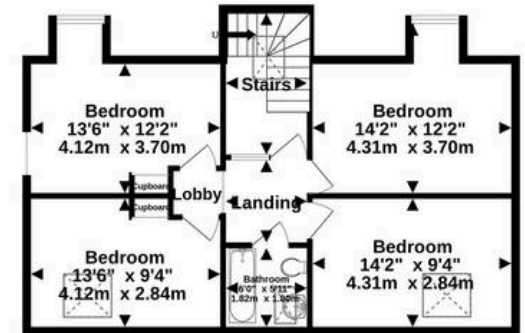
Ground Floor
1593 sq.ft. (148.0 sq.m.) approx.



1st Floor
863 sq.ft. (80.1 sq.m.) approx.



2nd Floor
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 3125 sq.ft. (290.3 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 and blinds throughout.

COUNCIL TAX Band E **EPC RATING** C(70)

SERVICES

Mains electricity, water & drainage. 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.

