



5 DOONHILL WOOD

NEWTON STEWART, DUMFRIES AND GALLOWAY

Galbraith



5 DOONHILL WOOD, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 6NU

A substantial 1.5 storey property occupying a corner plot, in a desirable private residential area of Newton Stewart.

Wigtown 7.9 miles ■ Stranraer 24 miles
Ayr 43 miles ■ Dumfries 49 miles

Offers Over £375,000

- 2 reception rooms.
- 4 bedrooms (2 en-suite)
- Ground source heat pump
- Garage and Wood Store
- Private Parking
- Garden
- Community Garden/Area

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

5 Doonhill Wood is situated in a quiet cul-de-sac on the edge of Newton Stewart, adjacent to a field and a just a short walk from Doonhill Wood itself. Local Amenities are within walking distance from the property - the Merrick Leisure Centre and Douglas Ewart High School are around 0.3 of a mile from 5 Doonhill Wood. Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, a museum, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, curling, golf and equestrian facilities are all readily available throughout the area.

Trains to Ayr and Glasgow are available at Stranraer, this service has been replaced by buses on a temporary basis, about 24 miles from Newton Stewart, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 49 miles to the east. Domestic and international flights are available at Prestwick Airport, 51 miles north, and Glasgow and Edinburgh Airports, 84 and 117.5 miles respectively. Motorway links and trains are available at Lockerbie, 62 miles east, and Kilmarnock, 58 miles north.

DESCRIPTION

5 Doonhill Wood is a substantial 4 bedroom property located in a desirable private residential area of Newton Stewart, offering a tranquil edge of town residence, providing the best of both worlds with a short walk into town and the local amenities on offer. A few steps lead to the main entrance vestibule, which has a convenient fitted cupboard with shelving and hanging space for outdoor clothing. The bright and open hall continues in to the double aspect kitchen, with double doors opening to the patio at the front and views over the garden behind. A Rangemaster Toledo cooker with a 5 ring gas hob and electric ovens provides cooking facilities in addition to an integrated Baumatic microwave, oven and grill. Other integrated items include an integrated fridge/freezer and dishwasher.

The kitchen opens to the utility room which benefits from a second sink and drainer, fitted floor and wall units, space and plumbing for a washing machine and tumble dryer, access to the WC Cloakroom, and a door opening direct to the garden. Within the WC. Cloakroom there is a fitted cupboard housing the heating controls for the ground source heat pump and underfloor heating.

The hall is open plan to a well-lit dining area, with views to the front of the property and striking diagonal oak flooring which continues from the hall and dining area in to the sitting room. The bright triple aspect sitting room with French style doors open out to the patio behind. A feature wood burning stove provides extra heat if required, and is very much a feature and focal point in the room.

The well-lit open space continues on the first floor. The master bedroom suite has a Juliette balcony overlooking the front garden, a dressing room and en-suite bathroom. Bedroom 2 has an en suite shower room and views to the front and bedroom 4/study adjacent has full height gable windows allowing natural light to flood in to the room. The family bathroom and bedroom 3 complete the accommodation on the first floor.

Underfloor heating and hot water are provided by a Nibe ground source heat pump, situated in a cupboard and accessed from the WC Cloakroom. In addition a whole house ventilation system ensures that the temperature is consistent throughout the property with efficient air exchange. The room temperature can be set independently for each room.



A bio-digester, situated in the neighbouring Community Garden, provides a sewerage system for the whole cul-de-sac and residents contribute a small monthly fee (£25 per month) to cover the maintenance of the bio-digester and the annual SEPA charge for testing the system. This is very much a community spirited residential area, with both a Community Garden and Children's Play Area opposite and residents work hard to keep the surrounding area well maintained.

5 Doonhill Wood provides a spacious family home and valuable work from home space in a sought after quiet residential area on the edge of Newton Stewart.

ACCOMMODATION

Ground Floor: Kitchen, Utility Room, WC Cloakroom, Dining Room, Sitting Room

First Floor: Master Bedroom, with en-suite bathroom & dressing room, Bathroom, Bedroom 2 with en-suite shower room, Bedroom 3, Bedroom 4/Study.

GARAGE (5.5m x 4.7m)

Of construction block build with remote control electric roller door and tiled floor. Strip lighting and floored roof space providing extra space.

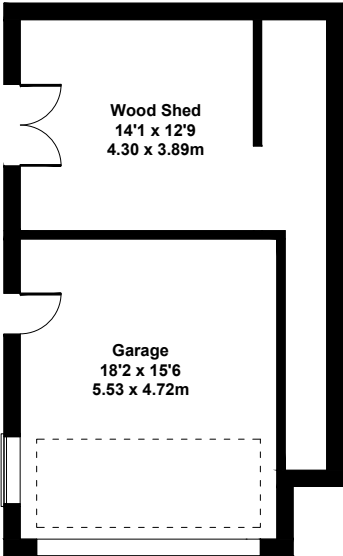
WOOD STORE (4.3m X 3.9m)

Wood finished with concrete floor and double doors opening to the garden, providing a sociable outdoor space for entertaining. A sliding door opens to a long passage running alongside the garage providing essential storage space for dried wood for the wood burning stove.

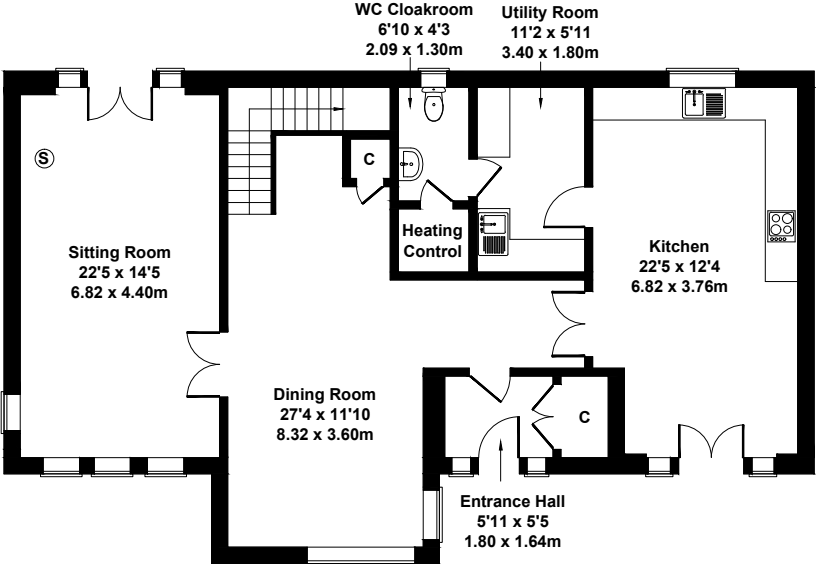


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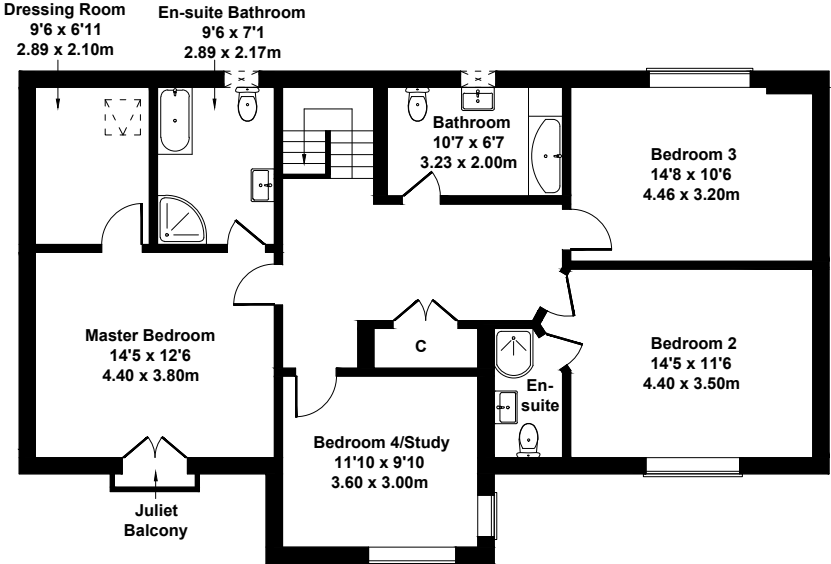
Approximate Gross Internal Area
2809 sq ft - 261 sq m



GRAGE



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Master Bedroom



Dressing Room



En Suite Bathroom

GARDEN

The drive way opens to extensive parking space at 5 Doonhill Wood, and the garden to the front and side is laid to lawn. Paving leads all the way around the property, and to a ramp offering disabled access at the entrance from the garden. A wooden boundary fence offers privacy and shelter and above the fence you can see the stunning Galloway Hills in the distance. The patio provides the perfect spot to relax and dine alfresco and easily accessed from both the utility room and French style doors opening from the sitting room, ideal if you are entertaining guests. The paving continues to the garage and wood store, and there is a circular area of paving below the rotary washing line. The heat pump is approximately 160m under the garden, its position is indicated with the feature on the lawn. Borders line the boundary wall completing this spacious and well maintained garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Bio-Digester, situated in the Community Garden	Freehold	Ground Source Heat Pump	Band F	C75	FTTC	YES



Bedroom 2



En Suite Shower Room



Bedroom 3

DIRECTIONS

From Newton Stewart roundabout take the second exit and continue on the A75 for approximately 0.6 miles towards Stranraer, past Newton Stewart Hospital on your left, then take the first right and continue for approximately 0.7 miles. Turn right on to Corsbie Road for approximately 0.3 miles and Doonhill Wood cul-de-sac is situated on your right. Enter the cul-de-sac, turn left and then right, No 5 occupies the corner plot and sits to the left of the drive.

From Newton Stewart follow turn on to Jubilee Road from Princes Street and follow the signs for the Merrick Leisure Centre, then continue past the Leisure Centre, Doonhill Wood cul-de-sac is situated on your left.

POST CODE

DG8 6NU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: compress.skate.club

SOLICITORS

AB & A Matthews
37, Albert Street
NEWTON STEWART
DG8 6E



Bathroom



Bedroom 4/Study



Garage



Wood Store



Wood Store



LOCAL AUTHORITY

Dumfries & Galloway Council
Carruthers House, English Street,
Dumfries DG1 2DD
T: 0303 333 3000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

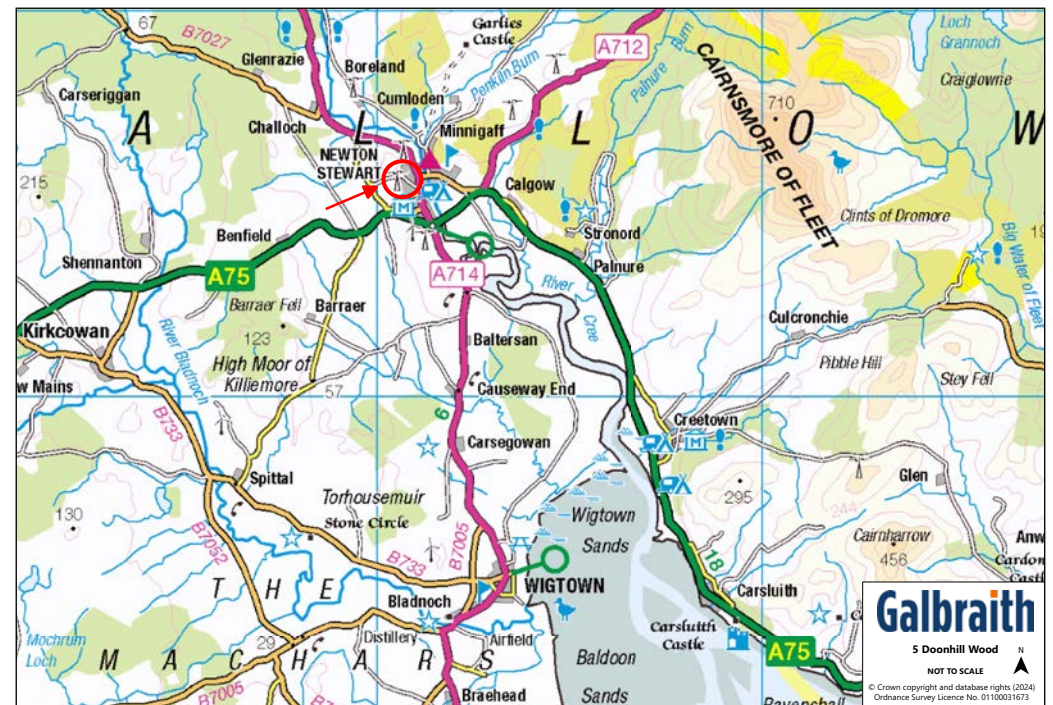
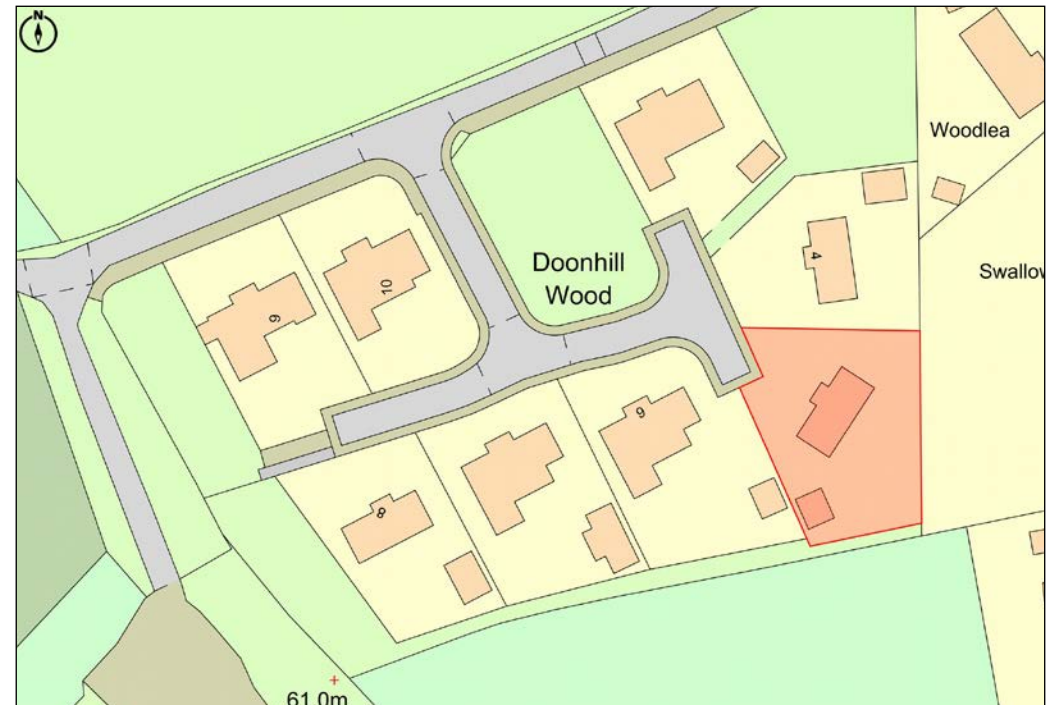
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





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