



17 ELIZABETH CRESCENT
NEWTON STEWART

Galbraith



17 ELIZABETH CRESCENT, NEWTON STEWART

A spacious detached property occupying two plots, with an extensive garden and views over the town to the Galloway Hills.

Wigtown 7.2 miles ■ Stranraer 24 miles
Ayr 44 miles ■ Dumfries 49 miles

Acreage 0.40 acres

Offers over £265,000

- 3 Reception Rooms. 3 Bedrooms
- Garden with pond and summer house
- Garage
- Car Port
- Off Road parking
- Within walking distance of local shops and amenities.

Galbraith

Castle Douglas
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SITUATION

17 Elizabeth Crescent is situated in a quiet residential area of Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills.

Newton Stewart 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 and a modern gin distillery. 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. Nearby Wigtown, Scotland's National Book Town, hosts an annual book festival in late September and the town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, supermarket, a number of smaller shops and Scotland's southernmost whisky distillery is in nearby Bladnoch.

Trains to Ayr and Glasgow are available at Stranraer, about 24 miles from Elizabeth Crescent and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 48.5 miles to the east. Domestic and international flights are available at Prestwick Airport, 51.4 miles north, and Glasgow and Edinburgh Airports, 82 and 115 miles respectively. Motorway links and trains are available at Lockerbie, 61 miles east, and Kilmarnock, 60 miles.

DESCRIPTION

17 Elizabeth Crescent occupies an extensive corner plot, and benefits by garden to three sides giving a 'country feel' to an edge of town location.

The property has been refurbished with new UPVC double glazing in the entrance porch together with living room French doors opening to the garden and new windows throughout. The ground floor WC has a stunning bespoke stained glass window designed and made by the vendor. Carpets and flooring have also been renewed.

The layout provides an ideal space for entertaining or gathering as a family, the sitting room has a picture window overlooking the front of the property and a mounted gas fire, this room opens to the dining room which is open plan to the living room. The double aspect living room is often referred to as the morning room, in good weather the sun shines from the end of the room all morning, moving to the front of the property through the day. French doors open to an area of decking and the garden beyond.





The kitchen, accessed from the dining room, has a range of modern fitted floor and wall units, a Smeg range cooker with a 6 ring gas hob, Bosch fridge/freezer and views over the garden. A boot room between the kitchen and garage opens to the garden and provides access to the garage, which has a Belfast style sink together with space and plumbing for a washing machine and tumble dryer.

Bedrooms 1 and 3 have views over the garden and beyond. Bedroom 2 overlooks the front of the property, both bedrooms have fitted wardrobes. Bedroom 3 has a storage cupboard housing the hot water tank. The bathroom has a corner spa bath, with shower over and tiled surround.

Storage space is provided in a large under stair cupboard on the ground floor and an airing cupboard on the first floor landing, which also opens to three bedrooms and a family bathroom. The mid-landing and first floor landing have beautiful solid red oak flooring. This property sits under a tiled roof, is double glazed throughout and gas central heating is powered by a Worcester Bosch boiler, situated in the store within the garage.

17 Elizabeth Crescent is filled with warm vibrant colours within and has an abundance of outside space and many desirable attributes for those seeking a relocation to a convenient yet peaceful town location.



ACCOMMODATION

Ground Floor: Front Porch, WC, Sitting Room, Dining Room, Living Room, Kitchen, Boot Room.

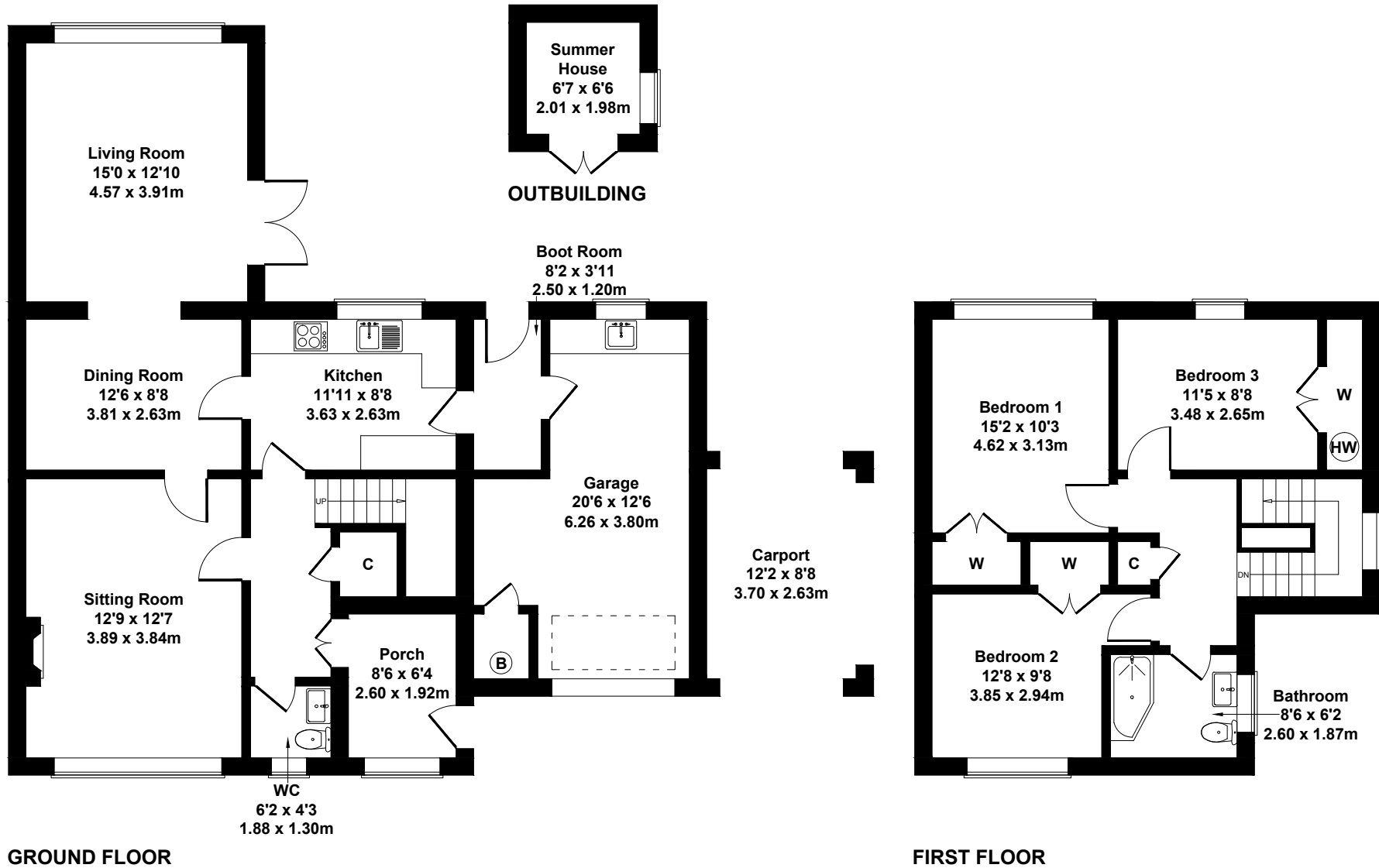
First Floor: 3 Bedrooms, Bathroom.

GARDEN

On arrival at 17 Elizabeth Crescent there is a driveway with borders either side and paving continues to the side and rear garden, autumn colours fill the extensive garden with a variety of species of trees including acers providing the vibrant red and orange colours.

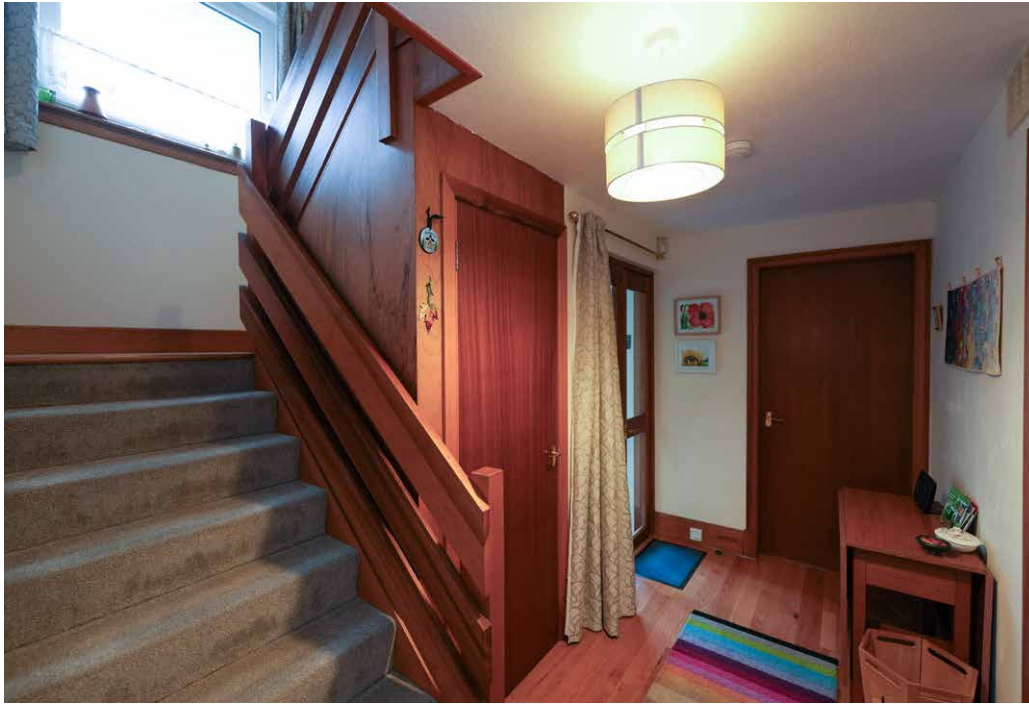
17 Elizabeth Crescent, Newton Stewart, DG8 6HE

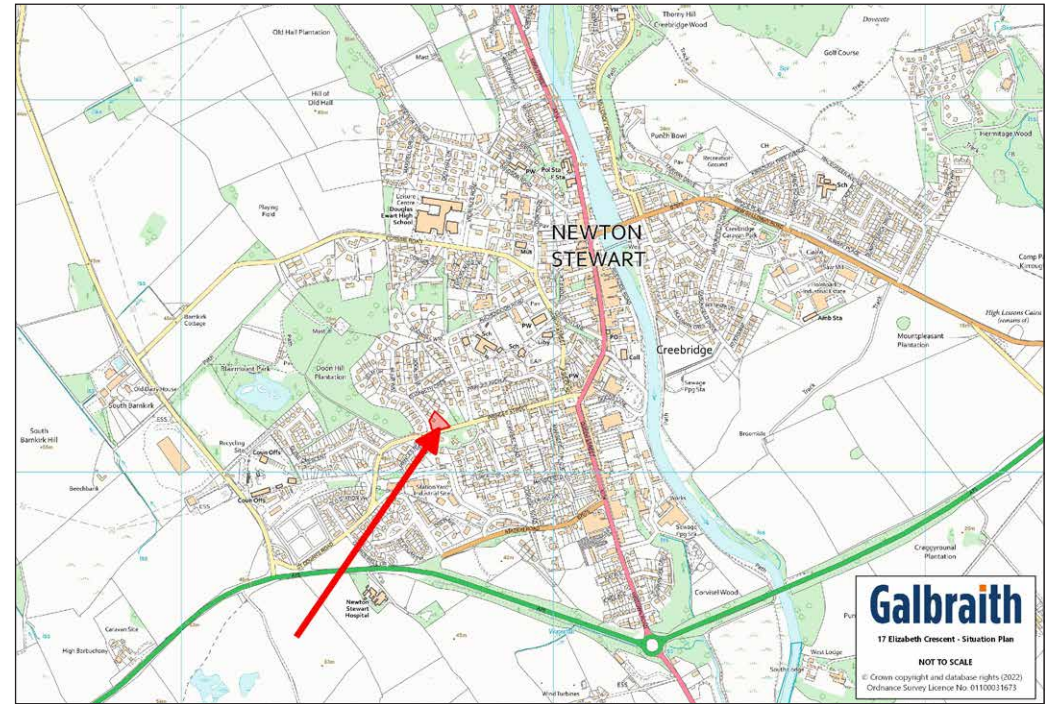
Approximate Gross Internal Area
1841 sq ft - 171 sq m



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.







From the dining room new decking has been laid and offers a place to dine alfresco, whilst enjoying the beautiful flora and fauna. Azaleas, rhododendrons, magnolias, camellia and laburnum are just a few of the different varieties of trees which will once again burst in to bloom next year amongst the juniper and laurel trees. Fruits and berries are plentiful too, with Cox's orange pippin apples, blueberries, blackcurrants, redcurrants, strawberries and autumn raspberries thriving alongside. A natural stream flows along the boundary between the property and Princes Street where a small wooden bridge provides a crossing point. Mature trees are also an important feature in the garden and a beech tree, over 100 years old.

SUMMER HOUSE (2m X 1.95m)

A wooden summer house overlooks the garden and provides a space to enjoy the garden in the evenings as well as throughout the day.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central heating	Band E	C73	FTTP	YES

DIRECTIONS

Exit the roundabout onto Wigtown Rd/A714 and continue to follow the A714 for 0.4 miles, turn left onto Dashwood Square and continue on to Princes Street for 0.2 miles, then turn right on to Elizabeth Crescent. 17 Elizabeth Crescent is the first property on the right hand side.

POST CODE

DG8 6HE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: jets.gradually.siblings

SOLICITORS

AB & A Matthews
Newton Stewart

LOCAL AUTHORITY

Dumfries and Galloway Council

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 November 2024.





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