



Nursery View

Nursery View, Station Road, Newton Stewart, Dumfries and Galloway, DG8 6NA

Galbraith

A spacious detached 4 bedroom property, newly completed,
and within walking distance of local amenities.



Wigtown 7.1 miles Stranraer 25 miles Ayr 44 miles Dumfries 49 miles



 4  3  2

2 Reception Rooms. 4 Bedrooms (2 en-suite)
Open Plan Kitchen/Dining
Ground floor Cloakroom and first floor Family Bathroom
Wrap around garden
Solar Panels
Integral Garage and off-street parking

Guide Price £280,000

DESCRIPTION



Nursery view offers a delightful new build 4-bedroom family home with many appealing attributes, lending perfectly to modern family living. This spacious property has a fine balance of reception and bedroom space over two floors. Be it the extensive living room or the extensive kitchen/dining area Nursery View offers ideal sociable space to gather as a family or with friends. Both rooms connect directly to the garden at the rear via french doors and are flooded with natural light. The Kitchen area with breakfast bar offers an additional informal seating area and a range of fitted floor and wall units. With integrated American style fridge/freezer, integrated dishwasher, oven/grill, Hisense induction hob and plumbing for washing machine/tumble dryer. The kitchen/dining area with breakfast bar undoubtedly provides the heart of the home. A W.C and door accessing directly the internal garage complete the ground floor offering. The internal garage with up and over electric door houses the Worcester Bosch boiler firing the gas central heating with Kingspan Pressurised Hot Water Tank together with the control panel (Huawei) for the roof mounted solar panels. The panels currently directly contribute to costs within the home and have been installed so that a battery storage system could be easily added. The first floor offers 4 generous double bedrooms two of which benefit from a modern shower room en suite. The landing area with roof Velux provides a bright space ideal for home working, hobby space or reading area. A family bathroom with bath and shower over completes the accommodation space. The driveway provides sufficient off-street parking with direct access to the garage. The garden wraps around the property with paving stones circling the property.



A rare opportunity to purchase a delightful new build family home providing so many desirable attributes for comfortable family living in a desirable market town.

SITUATION

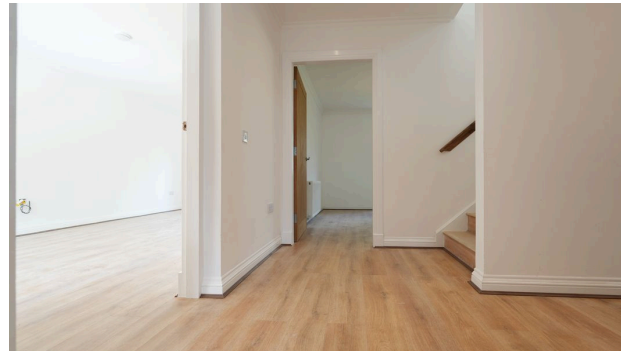
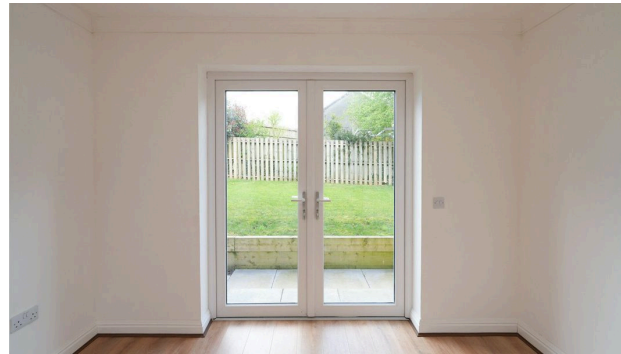
Nursery View is situated in quiet part of the popular Newton Stewart, within walking distance of the town and all the local amenities.

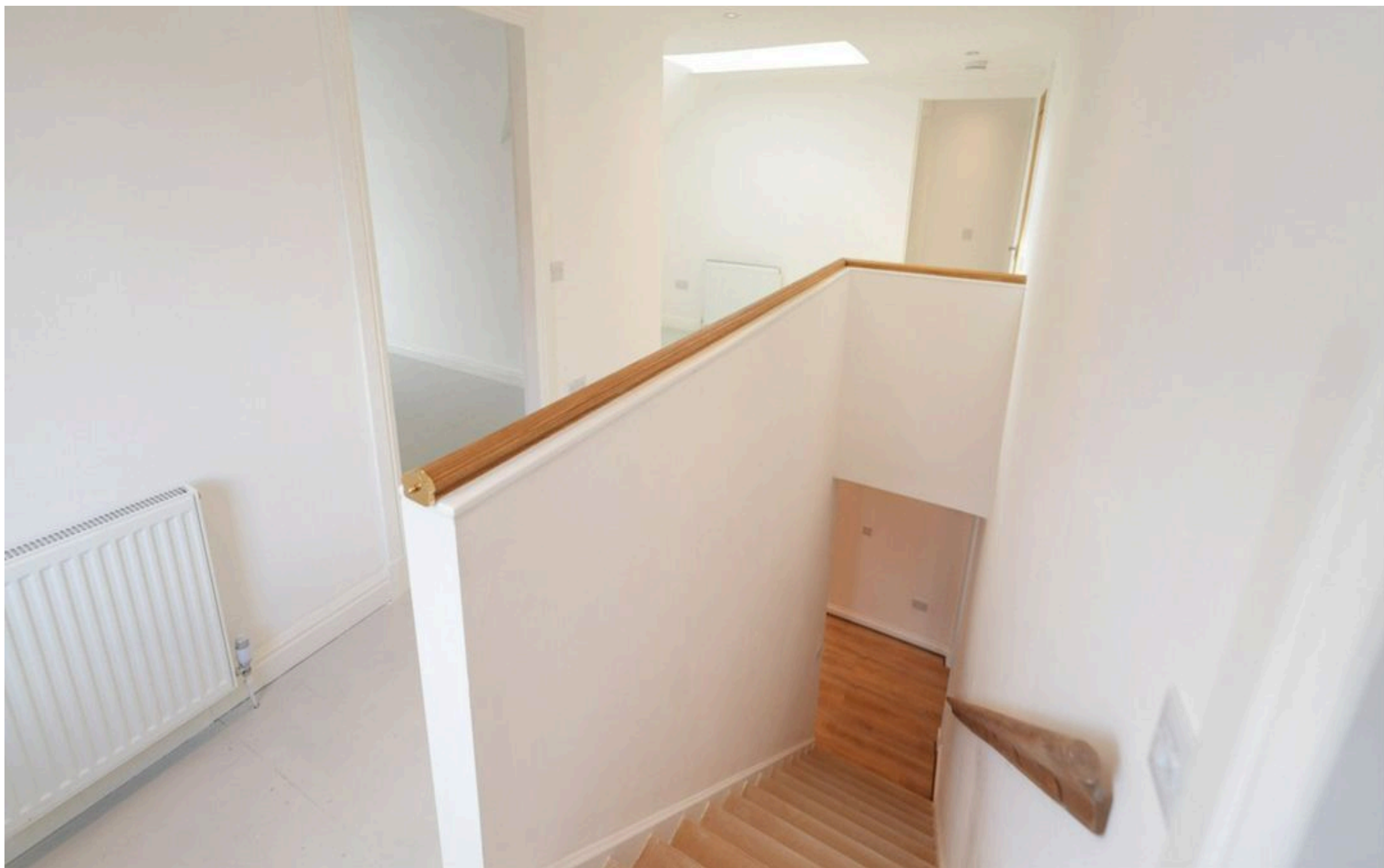
Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, Merrick Leisure Centre, a museum, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, 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.

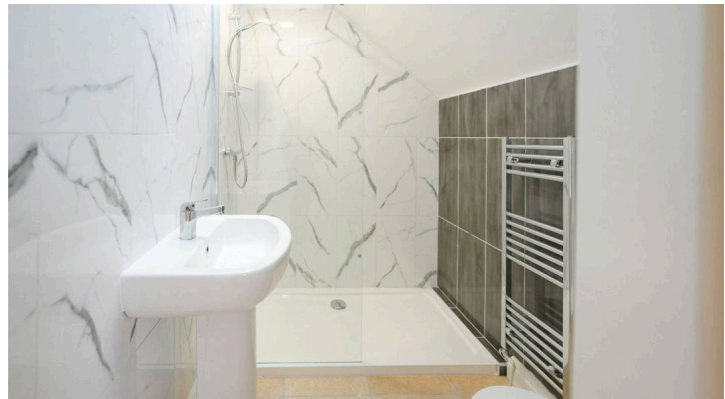
Trains to Ayr and Glasgow are available at Stranraer, about 24 miles from Newton Stewart, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 49 miles to the east. Domestic and international flights are available at Prestwick Airport, 51 miles 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.

GARDEN

The garden wraps around the property and boundary to the side and rear is by wooden fence. Predominantly the space is laid to lawn, but this could be adapted by the purchasers to suit their specific requirements. Driveway to the front laid with monobloc paving provides sufficient off-street parking.









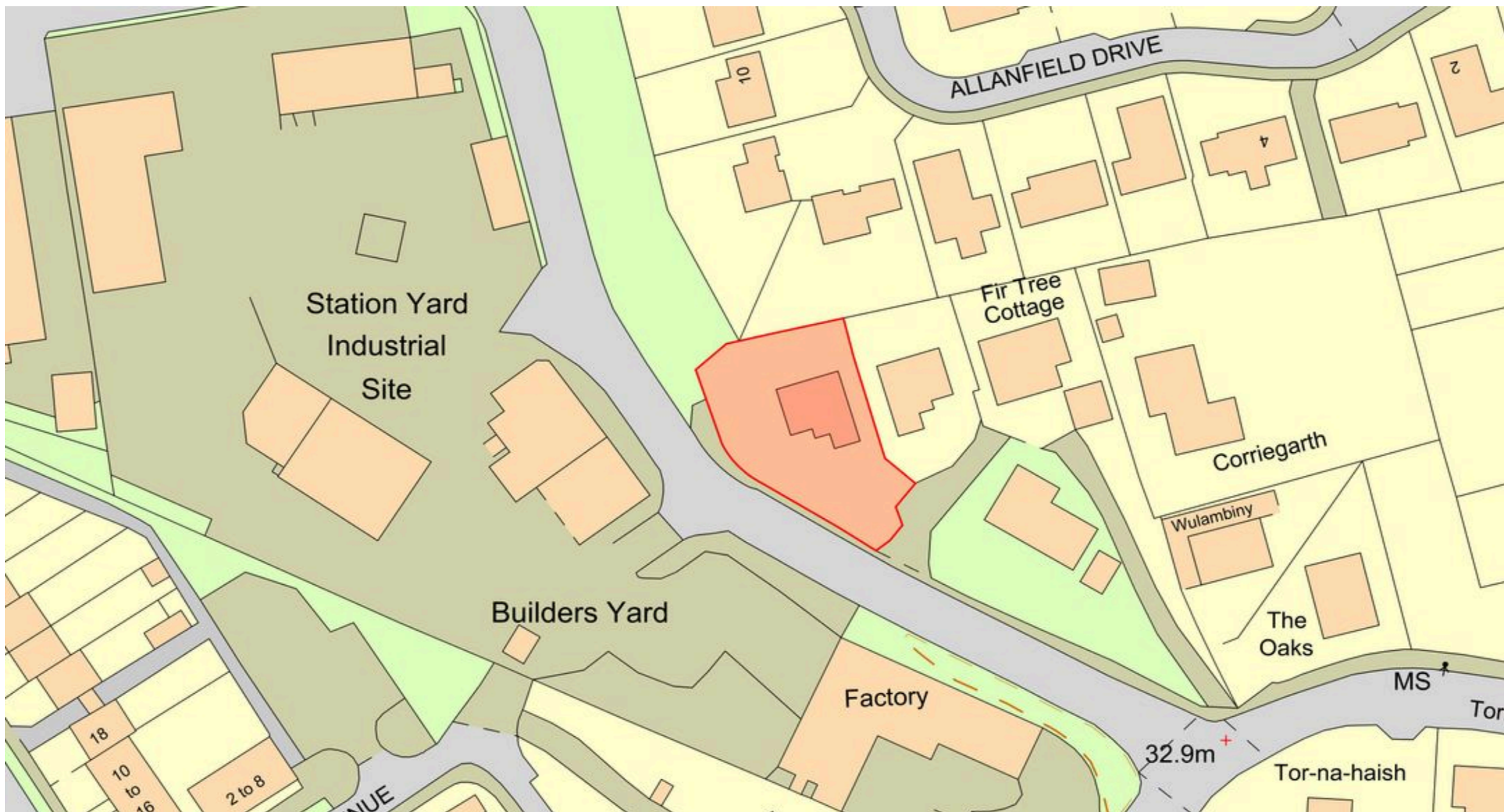


IMPORTANT NOTES:

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 17/04/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



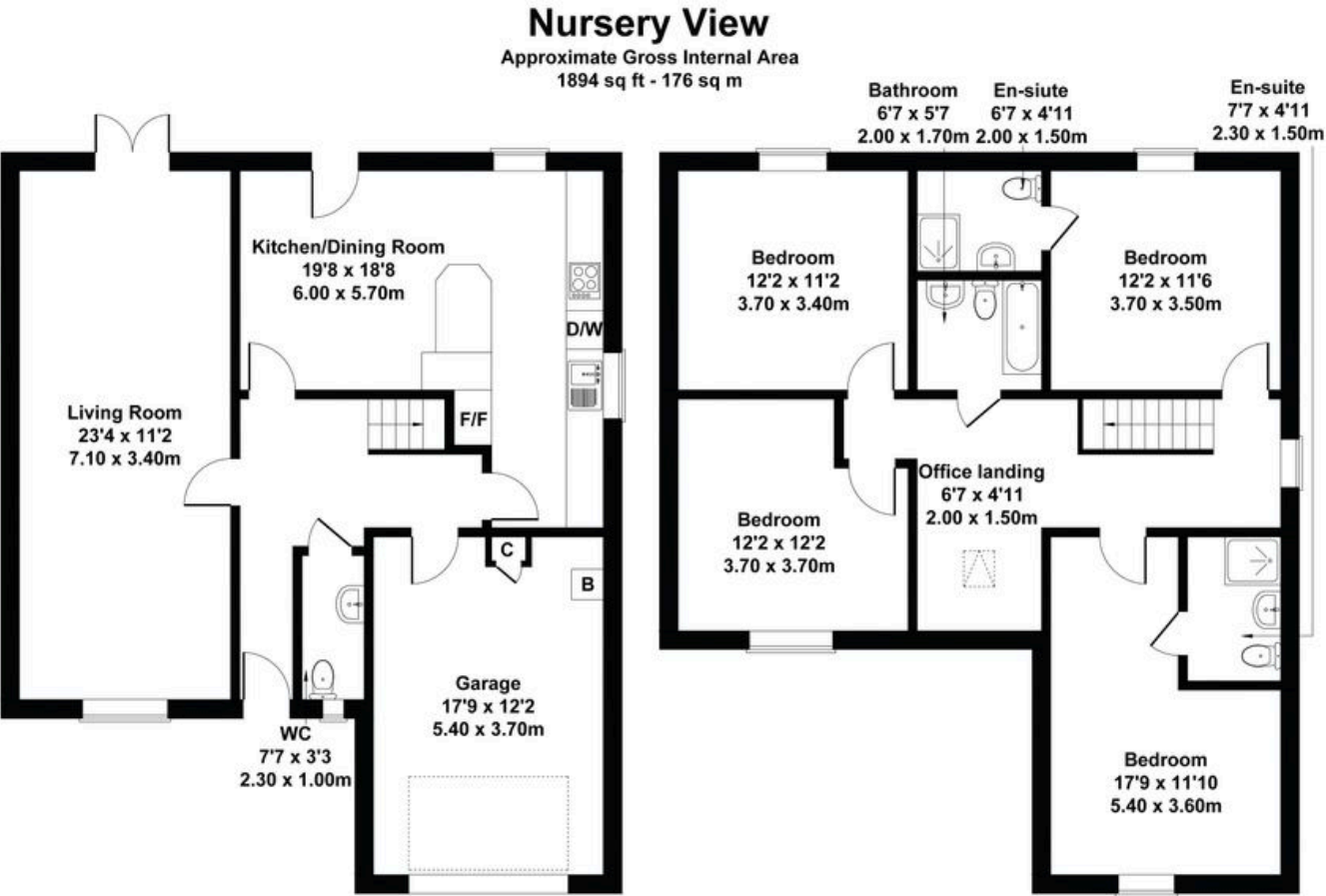
DG8 6NA



finely.chap.churn

Plans

Total Area: 1894 sq ft -176 sq m



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.

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com

Listing

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Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

To be confirmed

EPC

A92

Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central

Internet

FTTC

Additional Information

Roof mounted solar panels with the option to connect to battery storage.



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galbraith.com

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