



South View

South View, Blackcraig, Newton Stewart, Dumfries and Galloway, DG8 7AL

Galbraith

A striking 2-3 bedroom detached property with first floor living space, situated in an elevated location with views over the surrounding countryside.



Newton Stewart 1.8 miles Wigtown 8 miles Ayr 45.7 miles Dumfries 46.4 miles



 3  3  1/2

2 reception rooms. 2/3 bedrooms (2 en-suite)

Substantial bay window framing views

16 Ground mounted solar panels

Integral Garage

Well maintained landscaped garden and grounds

Off-road parking

Offers Over £325,000

DESCRIPTON

South View is a striking property, nestled into the rock face within the small settlement of Blackcraig, enjoying far reaching views over the surrounding countryside to the horizon beyond. The property layout has been set up with capturing the views at the forefront, the first floor sitting/dining room has a substantial bay window and two sets of French Doors opening to the front, and patio to the side, where you can sit and absorb the landscape.

South View can be accessed from both ground floor level and first floor level. Steps lead to the main front door, opening to the hallway and all accommodation. The kitchen has fitted floor & wall units with a curved edge design and integrated items include a fridge/freezer and dishwasher. A Lamona double oven and grill and four ring gas hob provide cooking facilities. There is a back door to the garden from the kitchen and a side door opening to the sitting/dining room, ideal for dining and entertaining guests. The sitting room is undoubtedly at the heart of this rural retreat, a place to gather, dine, admire the views, open the French doors and relax on the patio or just sit overlooking the front garden and relax.

The master bedroom, a room filled with natural light and 180-degree views enjoyed from the triple aspect. The Master also benefits from fitted wardrobes and en-suite shower room with power shower. The bathroom adjacent has a jacuzzi style bath. Bedroom 2 has views to the front of the property, fitted wardrobes, and an en-suite shower room with a Mira electric shower.

The ground floor has a further bedroom/reception room, a flexible space to fit in with the needs and requirements of the new owner. A utility room and shower room complete the accommodation and create the possibility of an annexe for multi-generational living, a space for teenagers or elderly parents to have as their own. The utility room has a sink and drainer, washing machine and hanging space for outdoor clothing.

South View is an escape to the country, a rural residence within a small hamlet, just two miles from the nearest town. Nestled on the edge of the Galloway Forest Park this property provides the very best of both worlds, all the amenities at close hand, yet within a dark sky park offering extensive views and beautiful night skies.



GARDEN AND GROUNDS

South View is set back from the road, with a rock face backdrop providing shelter and privacy. The landscaped garden is well maintained with a small lawn and perfectly manicured borders, bursting in to flower in spring. Azaleas, heather and a weeping willow flourish at the front of the property alongside a number of planters all in bloom and behind the property garden is terraced, with many of the plants growing on the rock face native to the area, including the bright yellow gorse bushes.

To the left of the property there is an area of gravel with a greenhouse and space to bring on plants. The incline continues to above the property where the solar panels are situated, a stunning view can be enjoyed from this level.

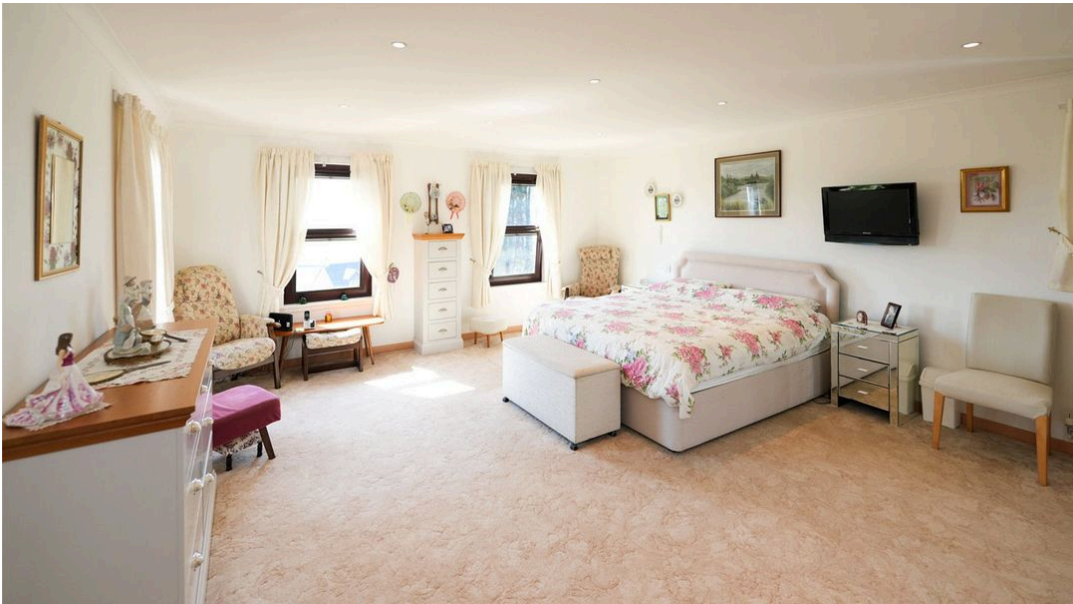
INTEGRAL GARAGE (6m x 5m)

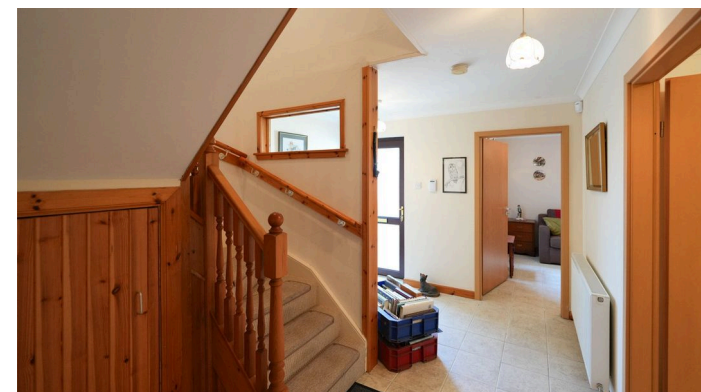
With concrete floor. Roller door. 2 side windows. Direct access to the utility room.











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 24/04/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

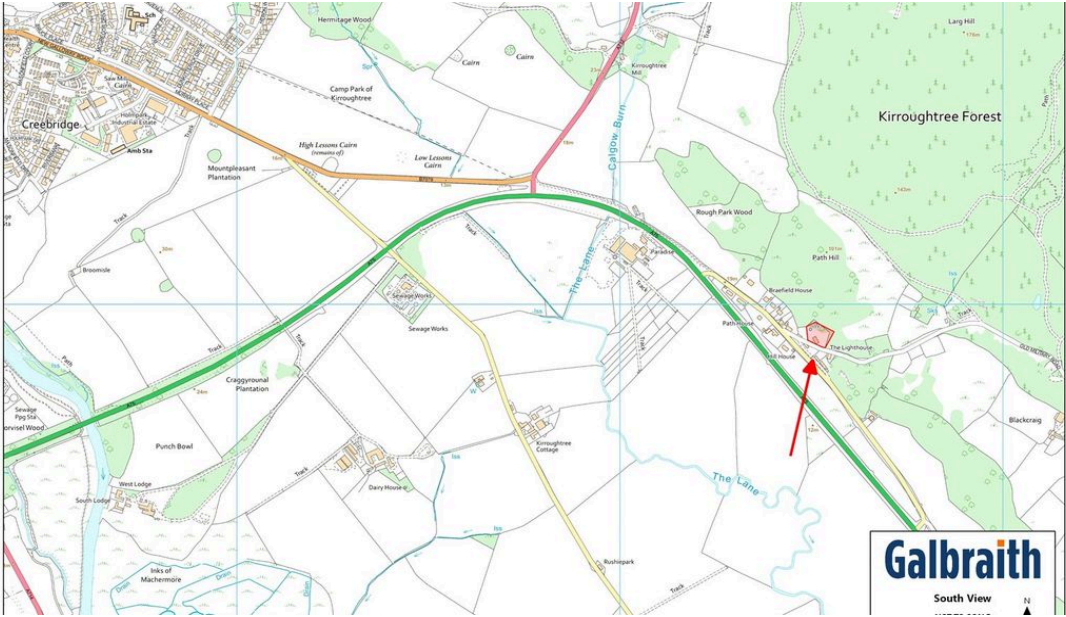
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council 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.

Location

Blackcraig is a small hamlet on the edge of the Galloway Forest Park, the largest forest in the UK, and just under two miles from the market town of Newton Stewart.

Newton Stewart, 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 1.7 miles from South View 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.

The Galloway International Dark Sky Park was the first forest in the UK to achieve dark sky status, and with the designation as a gold tier Dark Sky Park, Galloway Forest Park enjoys some of the best views and conditions for stargazing. 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, 46 miles to the east. Domestic and international flights are available at Prestwick Airport, 50 miles north, and Glasgow and Edinburgh Airports, 85 and 106 miles respectively. Motorway links and trains are available at Lockerbie, 59 miles east, and Kilmarnock, 61 miles north.

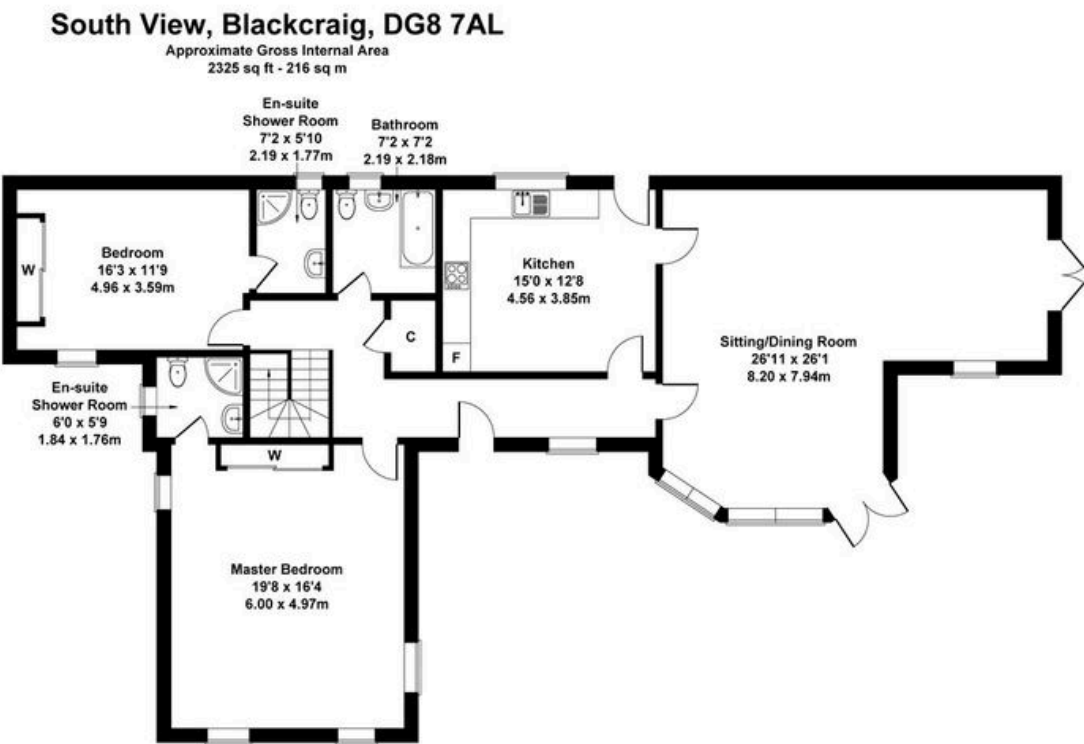


Plans

Total Area:



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. 2025

Viewings

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



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

F

EPC

B89



Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Gas Central

Internet

BT Hub



Additional Information

16 ground mounted solar panels situated above the property are perfectly placed to catch the sun and provide an annual income of approximately £2000 per year and reduced energy costs.



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