



18 ALLANFIELD DRIVE
NEWTON STEWART

Galbraith



18 ALLANFIELD DRIVE, NEWTON STEWART

A charming 2 bedroom bungalow in a quiet residential area, within walking distance of local amenities.

Wigtown 7 miles ■ Stranraer 24 miles ■ Dumfries 48 miles

Guide Price £180,000

- 1 reception room
- 2 bedrooms
- Garage
- Garden & patio
- Off-road Parking

Galbraith

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SITUATION

18 Allanfield Drive is situated in a slightly elevated position, in a quiet residential cul-de-sac within the town of Newton Stewart.

Newton Stewart is known as the Gateway to the Galloway Hills, it has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, banks, 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 3.8 miles from Allanfield Drive and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. In addition Newton Stewart has an excellent rugby team, based in Bladnoch, and a number of local football teams both in Newton Stewart in the surrounding villages. Wigtown, Scotland's Book Town, is approximately 7 miles from Allanfield Drive 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 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, post office, 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 Allanfield Drive, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from



the regional centre of Dumfries, 48 miles to the east. Domestic and international flights are available at Prestwick Airport, 49 miles north, and Glasgow and Edinburgh Airports, 82 and 116 miles respectively. Motorway links and trains are available at Lockerbie, 61 miles east, and Kilmarnock, 56 miles north.

DESCRIPTION

18 Allanfield Drive is a surprisingly spacious bungalow, built in 2002 as part of a housing development, with distant views to the front of the Galloway Hills. The front door opens directly in to the hall, and in to the sitting room on your left, with views to the front and an electric fire. The dining kitchen adjacent has garden views, a walk in store cupboard and a Creda gas hob. The (2018) Ideal Exclusive gas boiler is housed in a kitchen cupboard and is serviced annually. The kitchen opens to the garden and patio, the glazed door allowing additional natural light to flow in to the room. Bedroom 1, the larger of the two bedrooms, has two fitted wardrobes and garden views and bedroom 2 has one fitted wardrobe and views to the front of the property, the bathroom with a modern spacious shower enclosure completes the layout. This property currently has low energy costs of around £90 per month for both electricity and gas, there is a fitted smart meter for electricity and gas meter readings are taken on a monthly basis.

18 Allanfield Drive has been well maintained throughout and will appeal to a wide range of purchasers including first time buyers, and those hoping to retire to the town.



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom

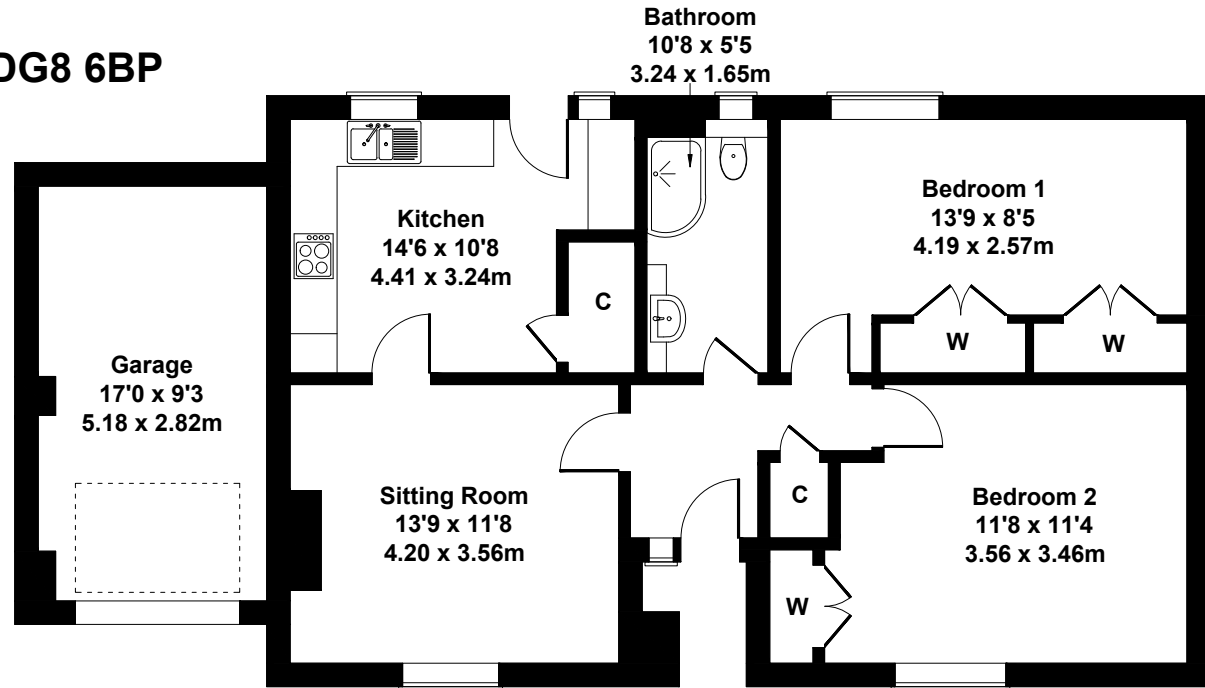
18 Allanfield Drive, Newton Stewart, DG8 6BP

Approximate Gross Internal Area
1012 sq ft - 94 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.

Produced by Potterplans Ltd. 2023



GARAGE (5.18m x 2.82m)

The adjoining garage is of breeze block construction, with a 5.2m high pitched roof, concrete floor and an up and over door.

ACCOMMODATION

Ground Floor: Sitting Room, Kitchen, Bedroom 1, Bedroom 2, Bathroom.

GARDEN

Two steps lead down from the kitchen in to the garden, there is a small patio and the paving continues to a side gate providing access from the front of the property and garage. The garden is mainly laid to lawn with wooden fencing and a border along the boundary planted with mature shrubs and small trees. The garden to the front is very low maintenance with a covering of gravel, this could be removed and landscaped depending on the requirements of the new owner.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
18 Allanfield Drive	Mains	Mains	Mains	Freehold	Gas central heating	Band D	C69



DIRECTIONS

At Wigtown Road roundabout turn on to Wigtown Road passing the fuel station then cattle market on your left, turn left on to Station Road for 0.1 mile then right on to Corvisel road for 0.1 mile. The entrance to Allanfield Drive is on your left, 18 Allanfield is situated on the right hand side, past the entrance on the right, slightly elevated with a gravel frontage.

POST CODE

DG8 6BP

WHAT3WORDS

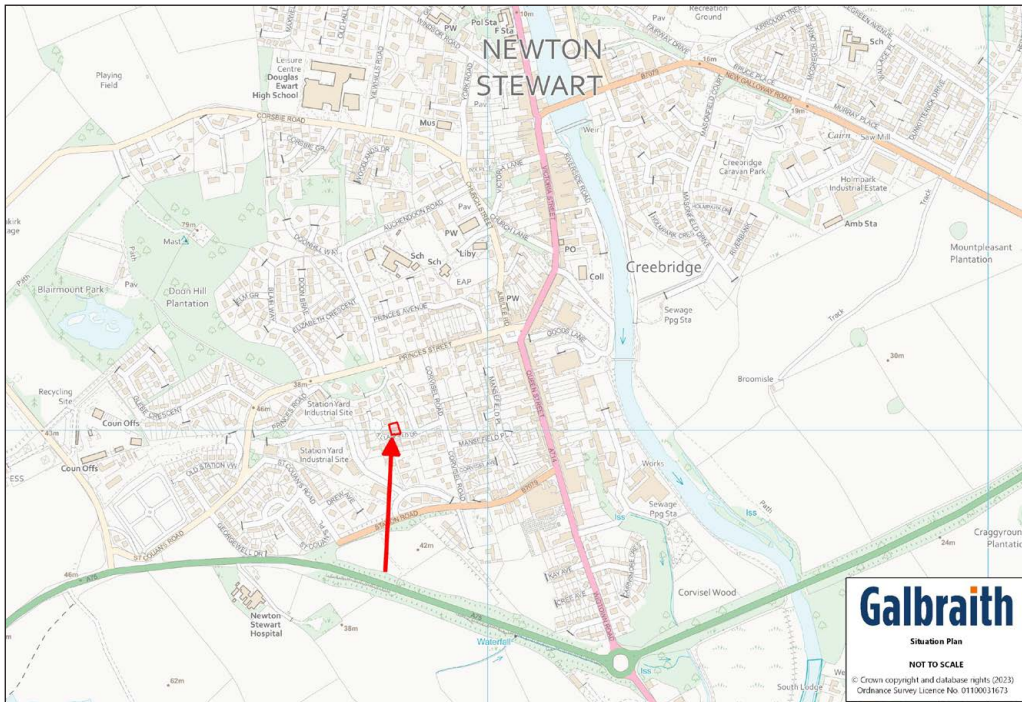
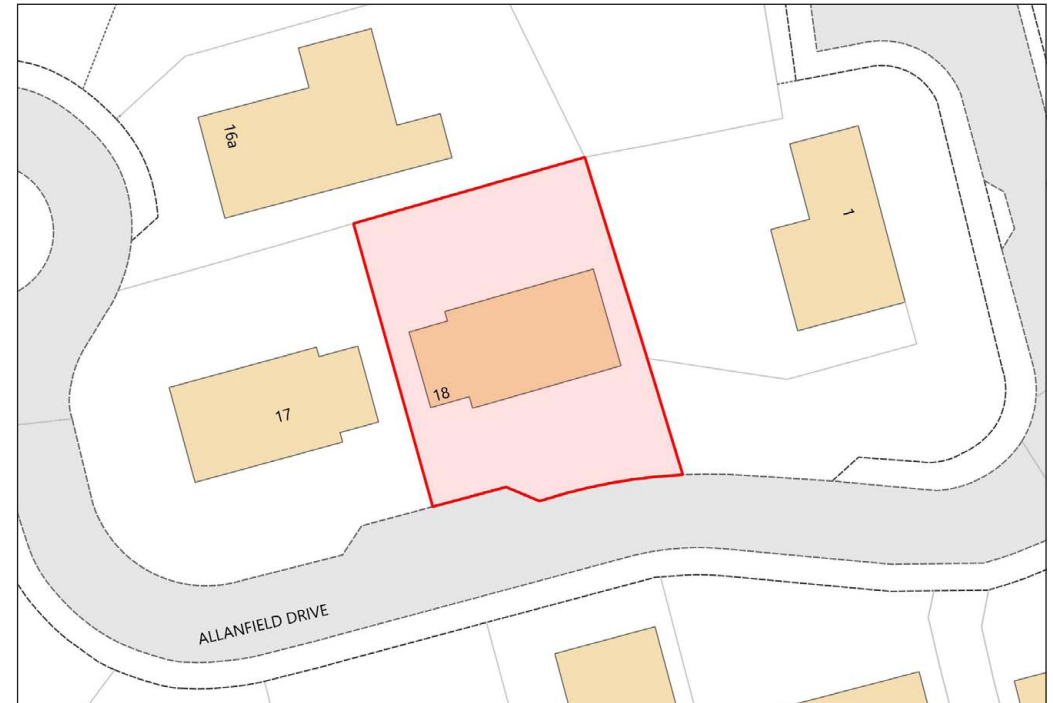
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: enhancement.mango.river

SOLICITORS

McCormick & Nicholson,
66 Victoria Street
Newton Stewart
DG8 6DD

LOCAL AUTHORITY

Dumfries & 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 October 2023.





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