

# Ayrlie, 40 King Street

Newton Stewart | Dumfries and Galloway | DG8 6DQ



**Galbraith**



A striking end of terrace Victorian property on the edge of Newton Stewart, with extensive garden and views over the River Cree to the Galloway Hills beyond.

---

Wigtown 7.4 miles | Stranraer 25 miles | Dumfries 48.3 miles

(All distances are approximate)

**About 0.19 acres**

4 bedrooms. 3 reception rooms

Open plan kitchen/dining room with wood burning stove

Planning permission in principle for a detached domestic annexe

Garden

Garage

Private parking

**Offers Over £300,000**

**Galbraith**

93 King Street | Castle Douglas | DG7 1AE  
T: 01556 505 346 | E: [castledouglas@galbraithgroup.com](mailto:castledouglas@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Aylie is situated in on the edge of 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.

## Description

Ayrlie is a striking Victorian residence, believed to date from around 1870/1880, presenting an impressive double-fronted façade with twin bay windows flanking the principal entrance. This elegant home offers beautifully proportioned accommodation, with two of the three reception rooms positioned to the front, set either side of the welcoming hallway.

Double timber doors open from the pavement into an entrance vestibule, leading through to a bright and spacious reception hall. A charming window seat sits to either side of the front door, while an elegant staircase rises to the first floor, creating a strong first impression.

The sitting room features a picture rail, recessed cupboard and an open fireplace (currently not in use), complemented by a contemporary vertical radiator. Adjacent, the music room enjoys a solid wood floor, fitted bookshelves and a gas fire. Both rooms benefit from large bay windows, allowing for an abundance of natural light.

To the rear, the third reception room enjoys views over the garden and offers excellent flexibility, currently utilised as a home office. This room features wooden flooring and a decorative cast iron fireplace—one of four within the property.

The kitchen/dining room forms the true heart of the home, a warm and inviting space centred around a wood-burning stove set within an inglenook fireplace, an ideal setting for family life and entertaining. Underfloor heating runs beneath natural limestone tiles, enhancing comfort. The kitchen is well-equipped with a Rangemaster cooker with five rings, gas oven and grill, and electric oven, alongside integrated appliances including a fridge freezer, dishwasher and washing machine. Newly installed sash and case windows frame views over the garden, while French doors open onto a patio area, perfectly positioned for al fresco dining.

A useful utility room lies adjacent, housing a new Alpha gas boiler and providing additional storage. A WC cloakroom and a generous understairs cupboard complete the ground floor.



The staircase rises to a spacious first-floor landing, where four well-proportioned bedrooms are arranged. Two enjoy views towards the River Cree, while the remaining two overlook the rear garden. All bedrooms benefit from high ceilings, with three retaining original cast iron fireplaces. The family bathroom is generously sized and well-appointed, featuring a roll-top bath, separate shower, vanity unit, and two windows allowing for excellent natural light.

Ayrlie benefits from three independently controlled heating zones, underfloor heating within the kitchen, and sash and case windows throughout, all re-corded and in good working order. Enhanced connectivity is provided via Cat 6 cabling, making the property well-suited for modern home working.

A charming and characterful home, Ayrlie successfully blends an abundance of period features with thoughtful modern enhancements, creating a superb family residence within easy reach of local primary schools and Douglas Ewart High School. The property is presented in walk-in condition.

**N.B.**

Planning permission in principle has been granted for the construction of a domestic annexe within the garden. The proposed design comprises an 'L'-shaped single-storey building with either a pitched or flat roof, incorporating a porch, kitchen, dining and living space, utility room, bedroom and shower room. Further details are available via the Dumfries and Galloway Planning Department using reference 24/2049/PIP.

## Accommodation

Ground Floor: Entrance vestibule, Sitting Room. Music Room. Study. WC Cloakroom. Kitchen/Dining Room. Utility Room

First Floor: 4 Bedrooms. Family Bathroom.

**Outbuilding (2m x 1m)**

Of brick construction with a pitched slate roof and power.

**Garage (3.94m x 6.38m)**

With pitched roof, double doors, window and separate pedestrian entrance.

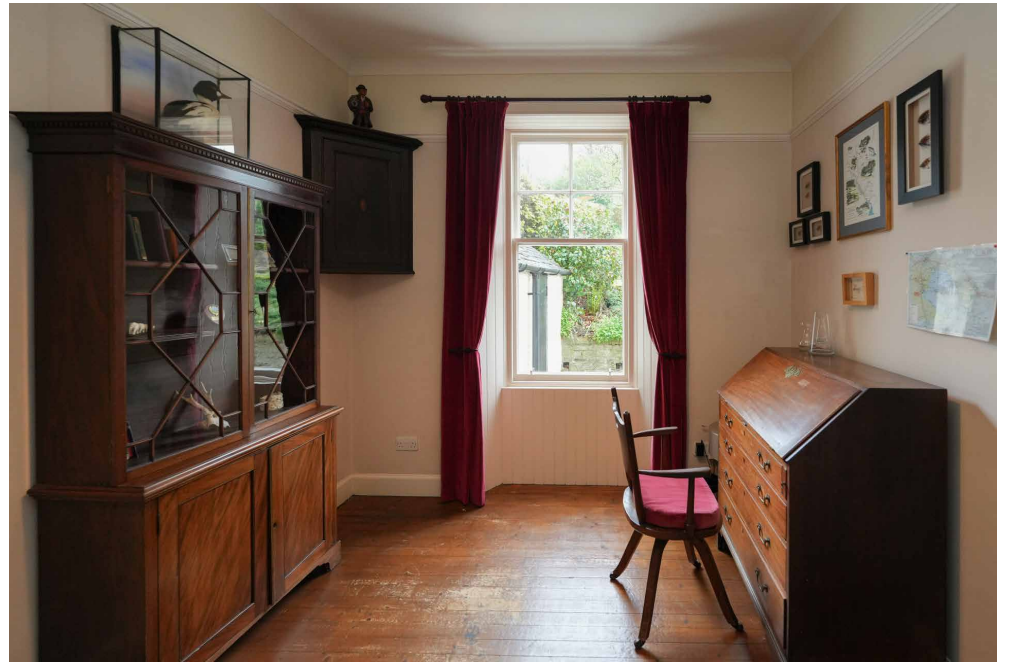
## Garden

Ayrlie benefits from a beautifully maintained terraced garden extending approximately 61 metres to the rear, reaching Cunninghame Terrace, where a secondary access provides entry to the garage and off-street parking. Immediately behind the house, a patio terrace offers an ideal seating area, with steps leading to a further raised terrace—perfect for relaxing or al fresco dining. The garden is thoughtfully arranged, with a variety of mature shrubs and trees providing colour, structure and seasonal interest. A stepped pathway, flanked by areas of lawn, leads through the garden to a wider expanse of grass, creating a sense of space and privacy. At the far end, the garage and woodstore are conveniently positioned adjacent to the access from Cunninghame Terrace.

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway	Band E	Band D63





## Services

Mains electricity and water are connected | Mains drainage | Gas central heating | FTTP (Fibre To The Premises) | Mobile Signal Yes

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## Directions

Enter Newton Stewart from Wigtown Road roundabout and continue along Wigtown Road, Queen Street, Albert Street and straight on to Victoria Street, for approximately 0.3 miles, Ayrliie is situated on your left.



insurance.evolve.excavate



Post Code: DG8 6DQ

## Solicitors

Rankin & Aitken  
4/6 South Strand Street  
Stranraer

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

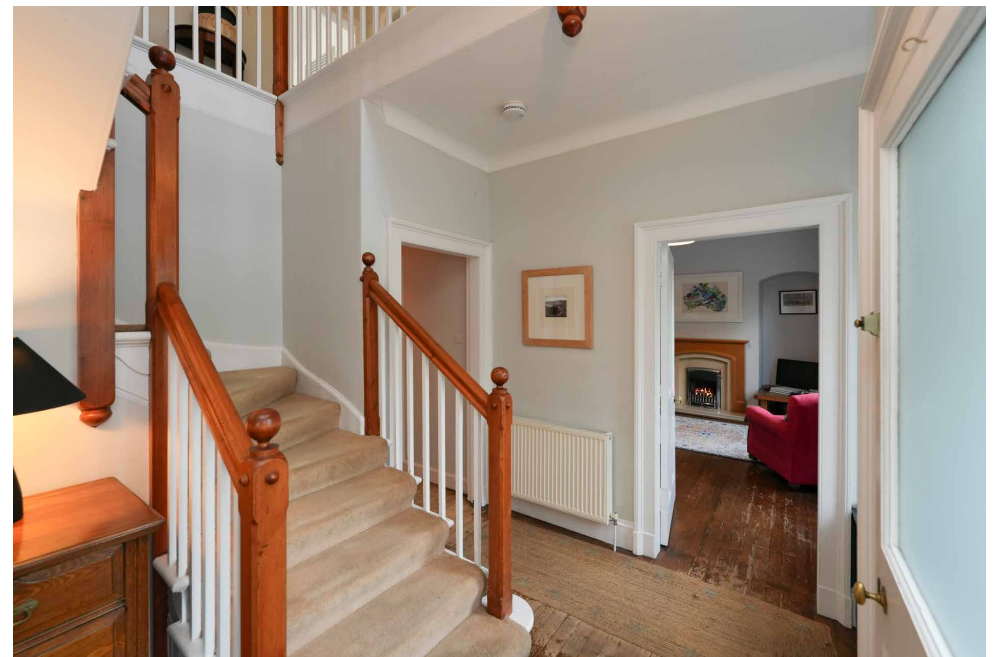
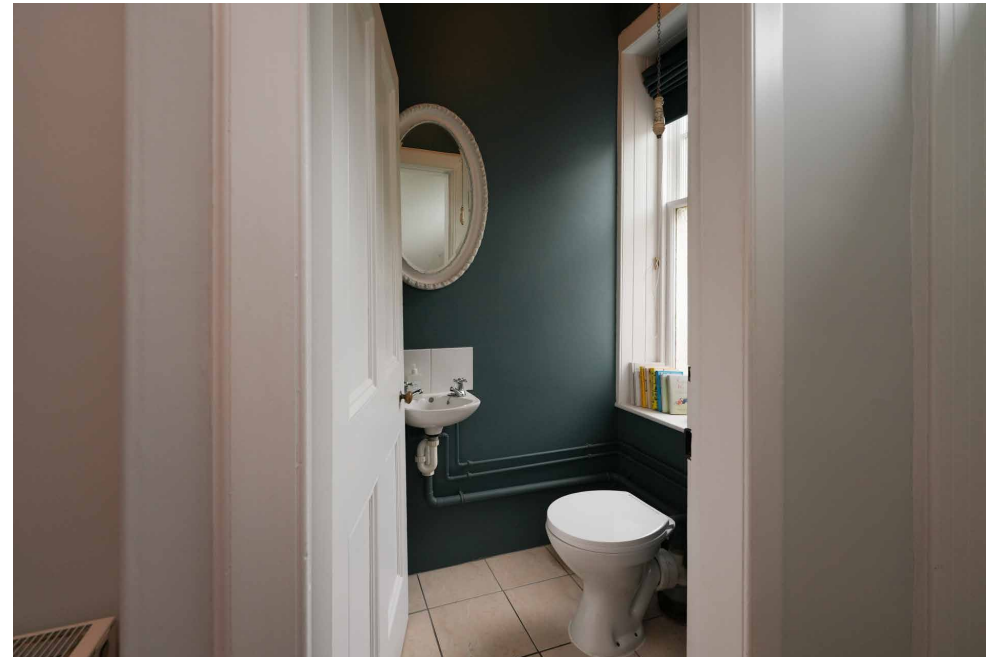
## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## Anti Money Laundering (AML) Regulations

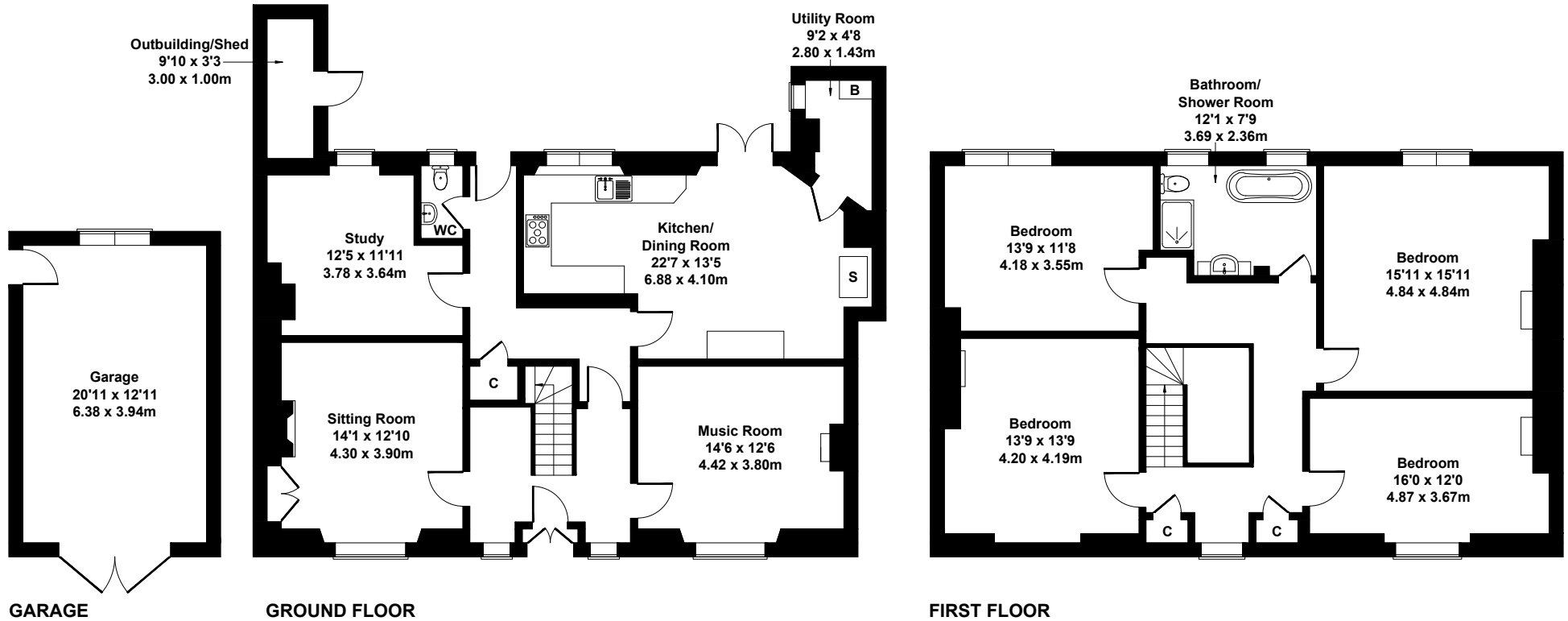
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



# Ayrлие, 40 King Street, Newton Stewart

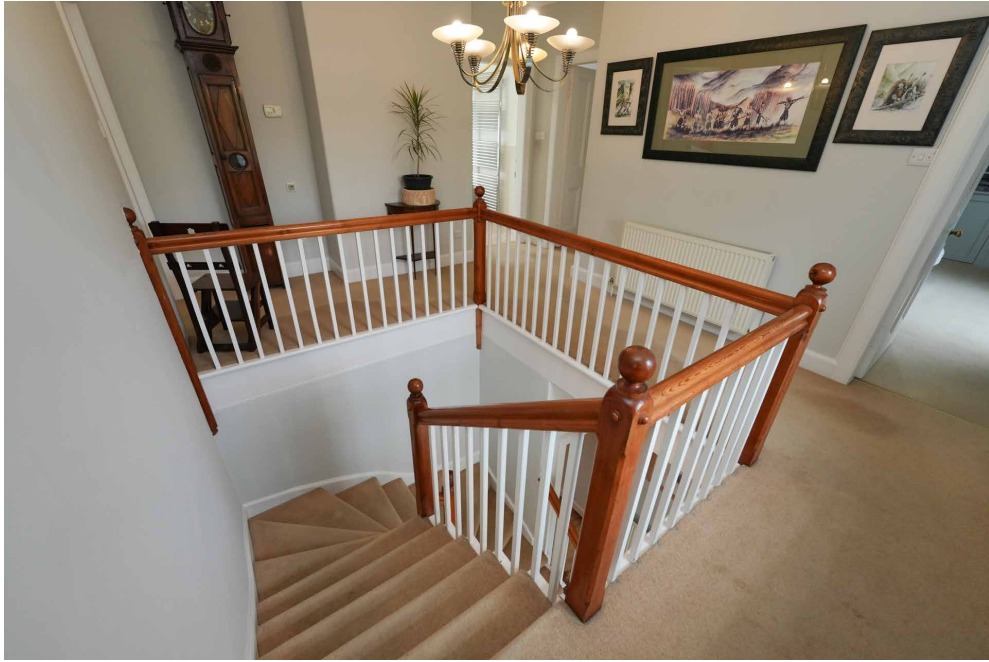
Approximate Gross Internal Area  
2540 sq ft - 236 sq m



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.

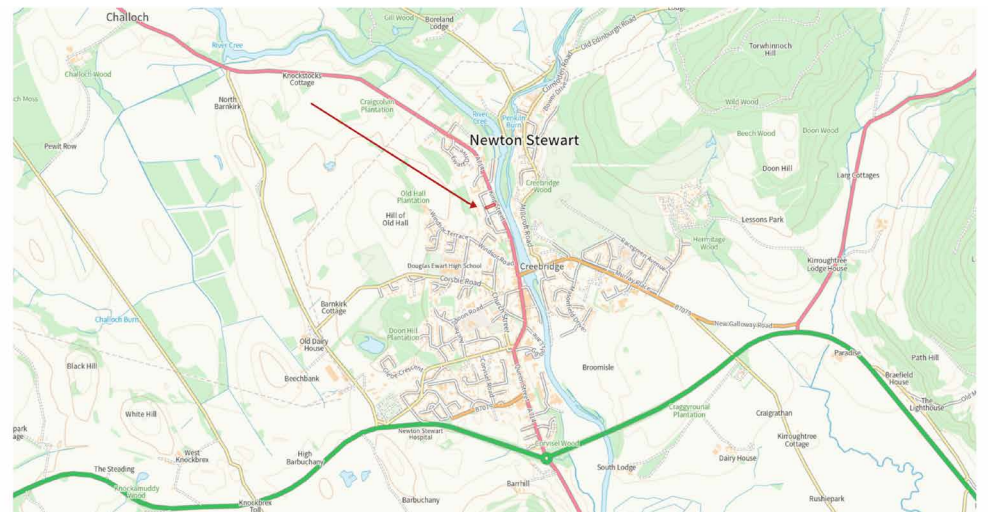
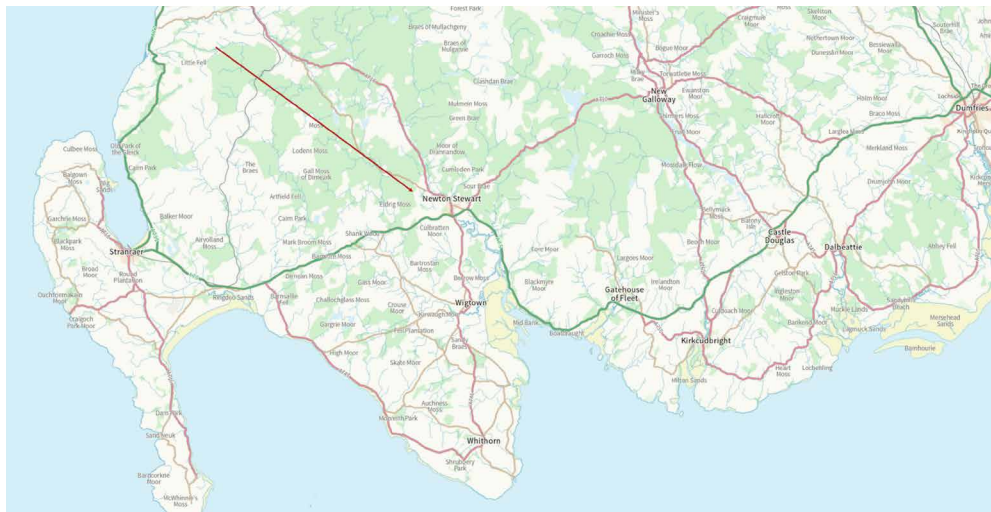
Produced by Potterplans Ltd. 2026



**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 May 2026.









Galbraith