

52 Ewart Drive, Newton Stewart

DG8 6DX

Offers Over – £120,000 are invited.

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Newton Stewart, DG8 6DX

The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).

- Spacious semi detached property
- Walk in condition
- Ideal first time purchase
- Off road parking
- Fully enclosed and landscaped garden grounds
- Rear conservatory
- Fully double glazed
- Three double bedrooms (one ensuite)
- Concrete garage, fully floored and lined attic Carport



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Sit within a quiet residential enclave, this charming 3 bedroom semi-detached house presents a unique opportunity for those seeking a spacious and impeccably maintained home. Boasting a walk-in condition, this property is the ideal choice for a first-time purchase, offering a comfortable and inviting living space. The interior includes a rear conservatory that floods the space with natural light, creating an airy and inviting atmosphere. Fully double glazed throughout, this residence features three generously sized double bedrooms, one of which benefits from a contemporary ensuite bathroom, providing a touch of luxury in every-day living.

French doors from the conservatory provide seamless access to the outdoors, leading to a tranquil setting featuring a wooden decking patio area, paved patio, and a sprawling lawn meticulously maintained. The gravel border adds a touch of elegance, while timber fencing and a stone dyke wall ensure privacy and security. With the addition of a greenhouse and storage containers, green-fingered enthusiasts will find plenty of space to cultivate their garden. Ample off-road parking is available on the large tarmac driveway to the front, with room for multiple vehicles, complemented by a carport to the side creating a covered entrance to the detached garage, making this property not just a house, but a place to call home with both style and substance.



Hallway

Front UPVC storm door leading into spacious hallway providing access to ground floor living accommodation as well as stairs leading to upper level accommodation. Two central heating radiators as well as generous under stairs storage.

Lounge

17' 7" x 11' 7" (5.35m x 3.52m)

Bright and spacious lounge with large double glazed window to front providing front outlook as well as UPVC French door access to rear conservatory. Feature gas fire as well as central heating radiator and TV point.

Conservatory

12' 0" x 9' 7" (3.67m x 2.92m)

To the rear of property, a generous sized conservatory which has been fully double glazed as well as UPVC French doors giving outside access to rear garden grounds. Central heating radiator also.

Kitchen

11' 0" x 8' 10" (3.36m x 2.69m)

Bright and modern fully fitted kitchen with both floor and wall mounted units with integrated electric fan oven as well as gas hob with fitted extractor. Stainless steel sink with mixer tap Insinkerator food waste disposal unit as well as two double glazed windows to the rear and access to rear utility room. Wall mounted central heating towel rack also.

Utility Room

6' 4" x 5' 0" (1.94m x 1.53m)

To the rear of property, fully fitted with both floor and wall mounted units, a well proportioned utility space with plumbing for washing machine and under counter space for tumble dryer. Rear double glazed UPVC storm door providing rear outside access to garden grounds.





Bathroom

6' 4" x 6' 0" (1.94m x 1.83m)

A bright and spacious ground floor bathroom comprising of electric shower over bath with splash panel boarding as well as separate WHB and WC. Large double glazed window also.

Bedroom

14' 3" x 11' 1" (4.35m x 3.37m)

Bright and spacious master bedroom on the upper level with two large double glazed windows as well as central heating radiator. Access to Ensuite shower room also. Built in storage.

Ensuite

6' 6" x 3' 9" (1.99m x 1.14m)

Accessed off the master bedroom, an ensuite shower room fitted with walk in shower cubicle, wall mounted WHB with vanity unit as well as WC and wall mounted central heated towel rack.

Bedroom

13' 1" x 8' 10" (4.00m x 2.69m)

Spacious double bedroom on the upper level towards front of property with large double glazed window to front as well as central heating radiator and generous built in storage.

Bedroom

13' 1" x 8' 9" (4.00m x 2.67m)

Spacious double bedroom on the upper level towards rear of property with large double glazed window to rear as well as central heating radiator and built in storage.



Garden

Generous sized fully enclosed garden grounds to the rear with French door access from conservatory to gravel border featuring wooden decking patio area as well as paved patio and pathway stretching down a well maintained lawn. Timber fencing to sides as well as stone dyke wall to rear. New PCV Keter shed and storage containers also as well as access to detached garage.

Driveway

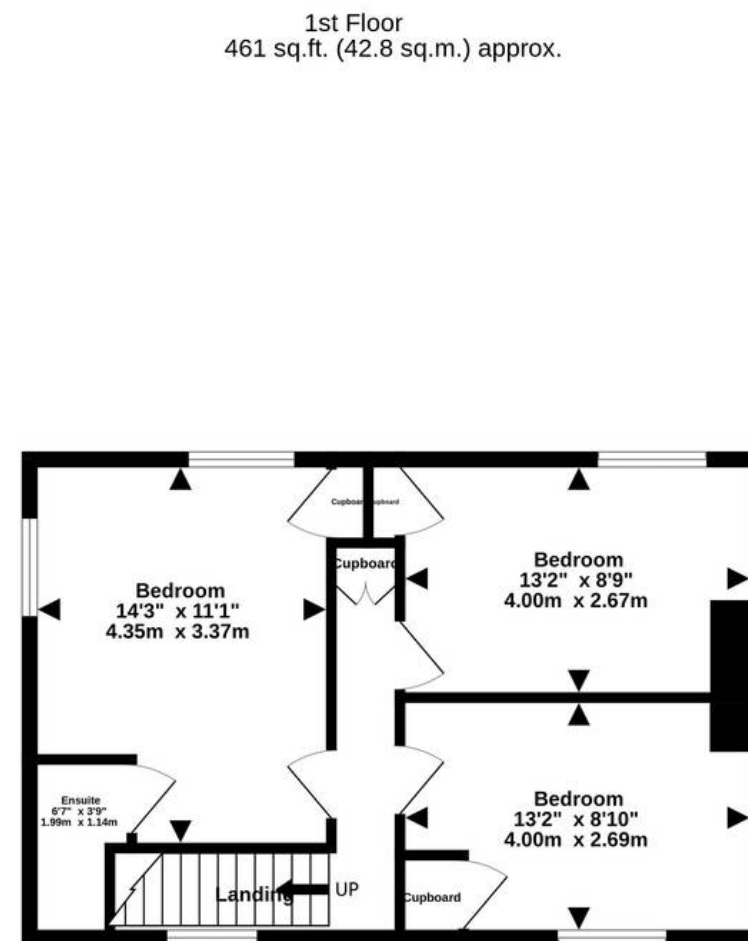
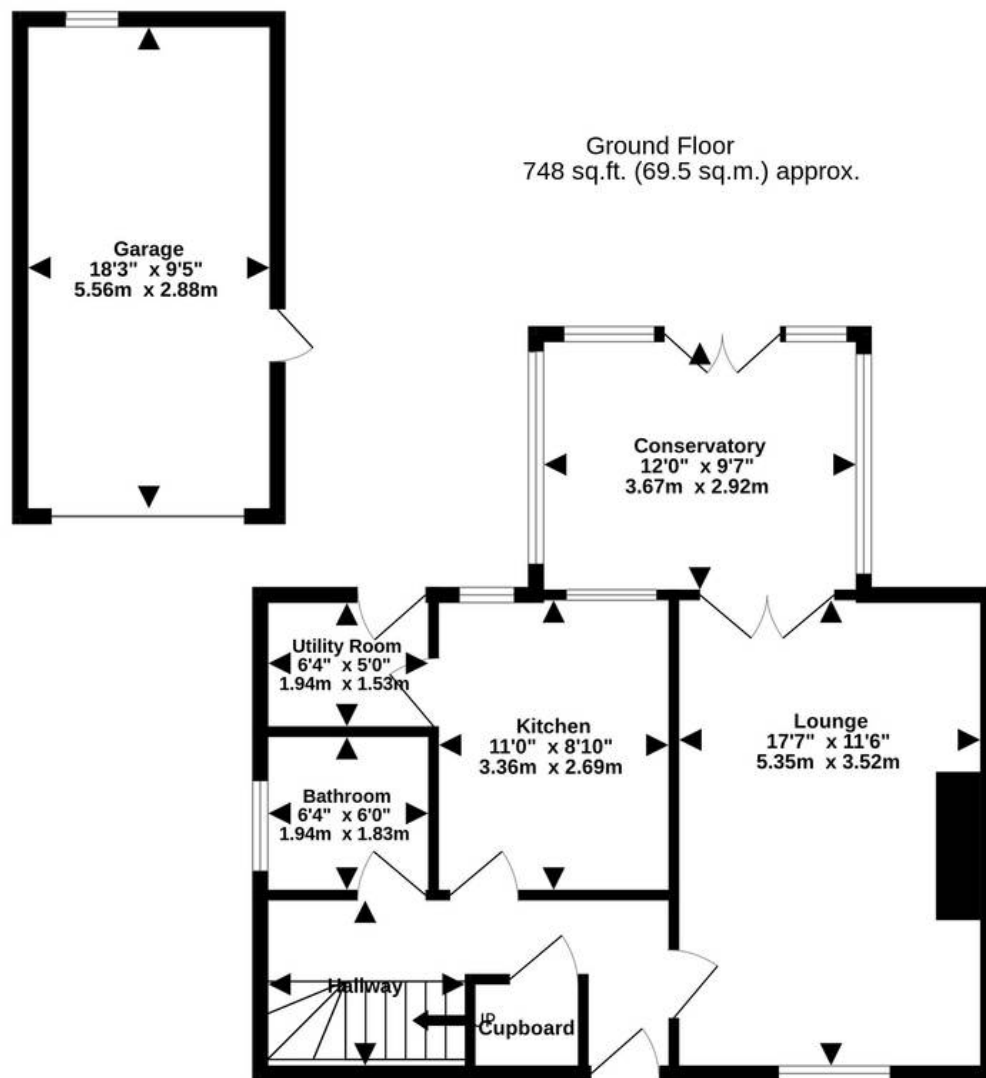
2 Parking Spaces

Large tarmac driveway to front allowing for ample off road parking for multiple vehicles as well as added on carport to side of property leading to front entrance to detached garage.









TOTAL FLOOR AREA : 1208 sq.ft. (112.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band B **EPC RATING** D(67)

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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 integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

