



1 Drew Avenue

Newton Stewart, DG8 6LE

Offers Over **£330,000** are invited

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Drew Avenue is situated within Newton Stewart, a well-established market town in the heart of the Machars area of Dumfries and Galloway. The property occupies a generous residential setting while remaining convenient for the town centre and its range of everyday amenities. Newton Stewart provides a good selection of independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, leisure facilities and healthcare services. The town is positioned on the A75 trunk road, providing road connections east towards Dumfries and the wider motorway network and west towards Stranraer and the ferry ports at Cairnryan. The surrounding area is known for its countryside and outdoor recreation, with the Galloway Forest Park, walking routes, cycling opportunities and the wider coastline of the Machars all readily accessible. The nearby towns and villages of Wigtown, Creetown, Gatehouse of Fleet and Kirkcudbright are also within convenient travelling distance.

- Substantial detached six/seven bedroom family home
- Generous, fully landscaped garden grounds
- Sweeping tarmac driveway
- Large formal lounge and separate sitting room
- Conservatory overlooking the gardens
- Three ground-floor bedrooms, one currently suitable for use as a study
- Four first-floor bedrooms including a principal bedroom with en-suite
- Ground-floor bathroom plus first-floor shower room
- Garage with electric roller door, side and rear glazing and pedestrian access to both sides
- Flexible accommodation suitable for a range of family requirements



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An exceptionally spacious detached family home occupying a generous and well-established plot on Drew Avenue, Newton Stewart. Extending to approximately 3,724 sq.ft. (346 sq.m.) overall, the property offers a particularly flexible layout with up to seven bedrooms, multiple reception rooms and extensive ancillary accommodation.

The house is approached by a broad tarmac driveway which extends around the property and benefits from access from both the front and rear. The grounds have been carefully landscaped over the years and comprise extensive lawns, mature trees, established shrubs and hedging, paved seating areas and a useful timber garden store. The mature planting provides a good degree of screening while the elevated position allows attractive outlooks towards the surrounding countryside from a number of the upper-floor rooms.

Internally, the accommodation is arranged over two floors. The main entrance opens into a substantial reception hallway with staircase to the upper level and access throughout the ground-floor accommodation.

There are two principal reception rooms. The lounge, is a particularly generous room with a feature fireplace and extensive glazing. A separate sitting room provides further reception space and connects with the kitchen through a wide arched opening. French doors lead from the sitting room & lounge into the large conservatory, which enjoys extensive glazing overlooking the landscaped grounds.



The kitchen is fitted with an extensive range of floor and wall-mounted units, work surfaces and integrated appliances. A separate utility room provides additional practical space, with an adjoining garden room giving direct access to the exterior.

Three further rooms are positioned on the ground floor. Two are currently arranged as bedrooms, while the third is shown on the floor plan as a bedroom/study, providing useful flexibility for those requiring a home office or additional sleeping accommodation. A ground-floor bathroom completes this section of the accommodation.

The first-floor landing is spacious and benefits from roof-light windows together with extensive eaves storage. Four further bedrooms are located on this level. The principal bedroom is particularly generous and has its own en-suite facilities. The remaining bedrooms are also well proportioned, with several incorporating fitted wardrobes or storage. A separate shower room serves the remaining upper-floor bedrooms.

The property also has a substantial attached garage. This is accessed through an electric roller door and provides considerable space for vehicles, workshop use and storage. Glazed units to the side and rear provide natural light, while separate pedestrian access is available to both sides.

Overall, this is a substantial and highly flexible detached home, with the combination of six/seven bedrooms, several reception areas, extensive storage, large garage and mature garden grounds making it particularly suitable for a larger household or anyone requiring additional working or hobby space.



Hallway

A spacious entrance hall with glazed entrance door and surrounding obscure glazed panels allowing good natural light. The hall continues through the centre of the property and features a carpeted staircase to the upper floor with timber balustrade, decorative ceiling detail and cornicing. Radiators are positioned within the hallway, with doors providing access to the main ground-floor accommodation and useful built-in storage.

Lounge

19' 9" x 16' 2" (6.03m x 4.93m)

A particularly spacious lounge with a broad bank of windows providing excellent natural light and views over the garden. Features include an impressive stone-built fireplace with open fire, decorative ceiling detailing with central ceiling rose and cornicing, and a dado rail. Glazed double doors provide direct access to the conservatory.

Conservatory

19' 6" x 12' 8" (5.95m x 3.86m)

A particularly spacious conservatory with extensive glazing to three sides and a pitched polycarbonate roof, providing good natural light and views over the garden. Finished with laminate flooring and accessed directly from the lounge via glazed double doors. Access to sitting room also.

Sitting Room

15' 0" x 12' 11" (4.56m x 3.94m)

A spacious sitting room with a large window providing good natural light and an outlook over the garden. Features include a decorative timber fireplace surround with tiled inset and wood-burning stove, patterned ceiling with cornicing and dado rail. A wide arched opening connects directly with the kitchen, while glazed double doors provide access through to the conservatory.





Kitchen

14' 1" x 9' 11" (4.30m x 3.03m)

A spacious fitted kitchen with a good range of wall and floor mounted units, complementary work surfaces and tiled splashbacks. Incorporates a stainless steel sink and drainer, integrated oven with electric hob and further fitted appliance/storage space. A large window provides good natural light, while a broad open archway connects directly with the adjoining sitting room. Finished with laminate flooring and decorative ceiling detailing.

Utility Room

9' 11" x 4' 11" (3.03m x 1.49m)

Useful utility room with tiled flooring, fitted wall cupboards and additional storage beneath a work surface. An external door with decorative glazed panel provides access to rear garden room.

Garden Room

10' 4" x 10' 0" (3.16m x 3.06m)

Generously proportioned garden room with glazing to three sides and a glazed roof, providing plenty of natural light and views over the rear garden. French doors provide direct access outside, while the room is finished with tiled flooring and low-level stone-effect wall detailing.





Bathroom

9' 11" x 6' 11" (3.03m x 2.10m)

Well-appointed bathroom fitted with a panelled bath, separate shower enclosure, WC and wash hand basin set within a vanity unit providing useful storage. Fully tiled walls and tiled flooring, with additional wall-mounted storage units and a window providing natural light and ventilation.

Bedroom/ Study

12' 10" x 12' 0" (3.90m x 3.67m)

Spacious and versatile ground floor room currently arranged as a home office/library. Rear-facing window providing natural light, carpeted flooring and ample space for bedroom furniture if required. Fitted shelving provides extensive storage, while timber internal doors and matching woodwork continue the traditional finish found throughout the property.

Bedroom

13' 0" x 12' 0" (3.95m x 3.66m)

Generously proportioned double bedroom with a large window providing good natural light. Finished with carpeted flooring, neutral décor and contrasting timber trim, with ample space for a full range of bedroom furniture. Generous built in storage.



Bedroom

13' 1" x 13' 0" (3.98m x 3.95m)

Spacious double bedroom with a large window providing good natural light and an outlook over the garden. The room includes an extensive range of fitted wardrobes and overhead storage arranged around the bed position, together with further matching bedside units. Finished with carpeted flooring and a radiator beneath the window.



Landing

Spacious upper landing with carpeted flooring, timber balustrade and matching woodwork. Natural light is provided by a Velux-style roof window, with a radiator and loft access hatch also present. Doors lead off to the first-floor bedrooms and shower room. Access to generous eaves storage also.

Bedroom

16' 1" x 15' 6" (4.91m x 4.72m)

A particularly spacious double bedroom with two windows providing good natural light. The room benefits from fitted wardrobes and additional built-in storage, carpeted flooring and ample space for freestanding bedroom furniture. A door leads directly to a private en-suite bathroom.

En-suite

12' 0" x 6' 0" (3.66m x 1.83m)

Well-proportioned en-suite bathroom fitted with a bath and shower screen, WC, bidet and wash hand basin. Partially tiled walls and a roof window provide natural light and ventilation.

Bedroom

14' 11" x 12' 1" (4.55m x 3.69m)

Spacious double bedroom with a large window providing good natural light and views over the front garden grounds & beyond. The room includes a range of fitted wardrobes/storage cupboards, with some sloping ceiling detail reflecting the upper-floor accommodation, together with carpeted flooring and a radiator.

Bedroom

15' 7" x 12' 9" (4.75m x 3.89m)

Generously sized bedroom with a broad window formation providing good natural light and open views across the front garden grounds & beyond. The room has carpeted flooring, a radiator and fitted storage, with sloping ceiling detail adding character to the upper-floor accommodation.





Bedroom

11' 9" x 9' 4" (3.59m x 2.84m)

Single bedroom with a Velux-style roof window providing natural light. The room has carpeted flooring, a radiator and a useful built-in eaves storage cupboard. Sloping ceiling lines reflect the upper-floor position.

Shower Room

9' 10" x 6' 0" (3.00m x 1.83m)

Well-appointed shower room fitted with a curved corner shower enclosure, WC and wash hand basin set within a useful vanity unit. Finished with tiled walls and flooring, together with a chrome heated towel rail. A Velux-style roof window provides natural light and ventilation.

Garage

36' 2" x 14' 2" (11.02m x 4.32m)

Substantial attached garage extending to approximately (11.02m x 4.32m), providing excellent vehicle, workshop and storage space. Access is via an electric roller garage door, with power, lighting and glazed units to both the side and rear providing natural light. Separate pedestrian access is also provided to each side of the garage. The generous depth allows ample room for additional storage or workbench space.



GARDEN

The property is set within substantial, mature garden grounds comprising extensive lawned areas with established trees, shrubs and hedging providing a good degree of privacy. Paved and hardstanding areas surround the house, with steps and pathways providing access through the different levels of the garden. A timber garden outbuilding provides useful external storage. The gardens are particularly well established and include a variety of mature planting, together with an attractive open outlook towards surrounding countryside from parts of the property and the upper floor bedrooms. Access to the garden is also available directly from the conservatory and garden room.

DRIVEWAY

4 Parking Spaces

A substantial tarmac driveway provides generous off-road parking and access around the property. Adjoining the driveway is a paved patio area bordered by established shrubs and mature hedging.



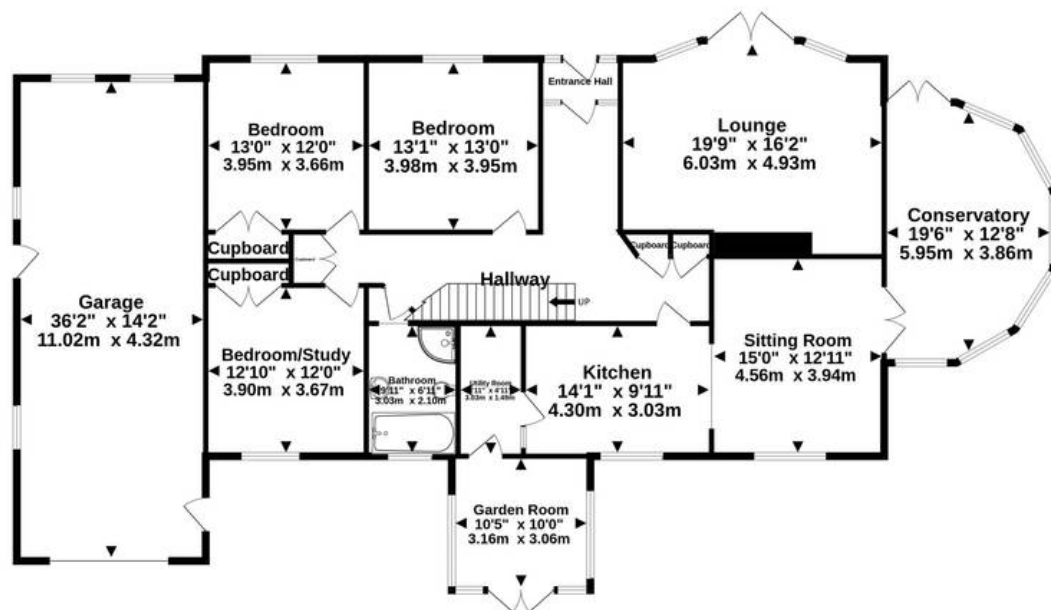




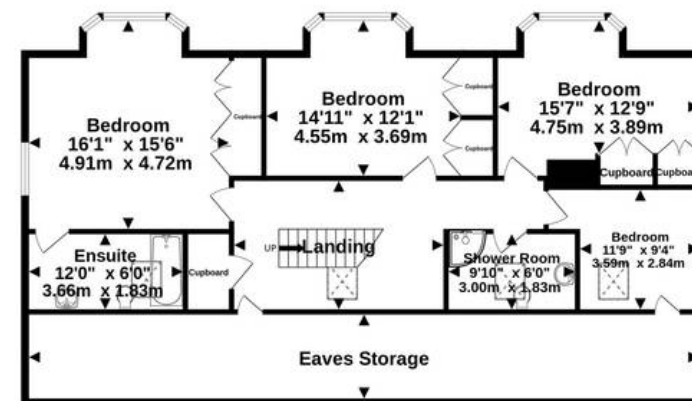




Ground Floor
2344 sq.ft. (217.8 sq.m.) approx.



1st Floor
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 3724 sq.ft. (346.0 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 throughout.

COUNCIL TAX Band G

EPC RATING: D (67)

SERVICES Mains water, drainage and electricity. 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.

