



GAP

galloway & ayrshire properties

Ashleigh, 3 York Road,

Newton Stewart, DG8 6HH

Offers Over **£425,000**

York Road is regarded as one of Newton Stewart's premier residential addresses, characterised by attractive period homes and mature surroundings. The property is conveniently situated within easy walking distance of the town centre, where a wide range of local amenities are available including supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities. Known as the "Gateway to the Galloway Hills", Newton Stewart offers excellent access to the Galloway Forest Park, the Southern Upland Way and the wider Dumfries & Galloway countryside, providing outstanding opportunities for walking, cycling, fishing and other outdoor pursuits. The nearby A75 offers convenient links to both Stranraer and Dumfries, making the area well placed for commuting while retaining its peaceful market town setting.

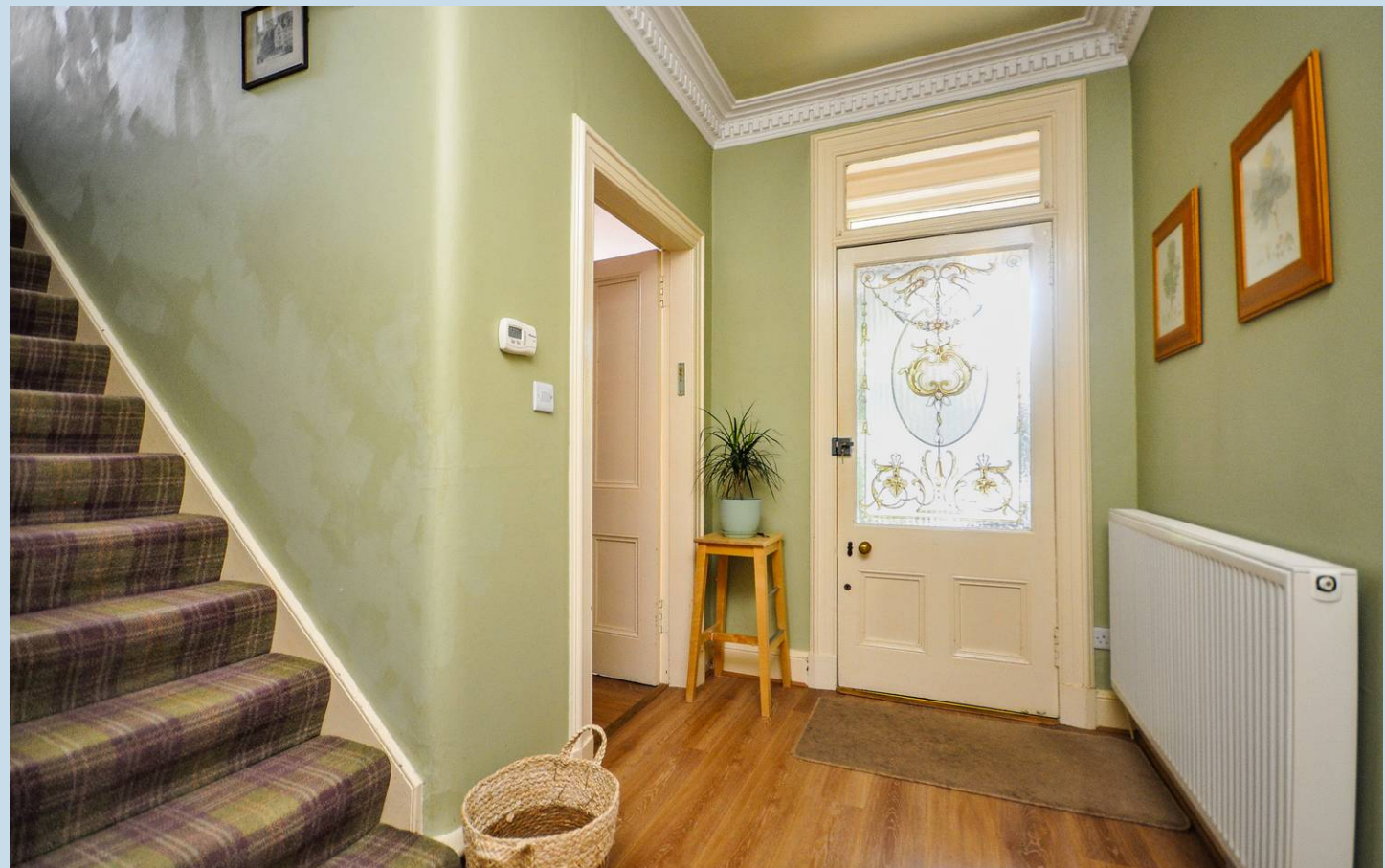
- Substantial detached red sandstone family home
- Five bedrooms, including a versatile ground floor bedroom/study
- Three reception rooms including an impressive open-plan rear extension
- Converted floored attic space with Velux windows
- Beautifully landscaped mature gardens
- Large gravel driveway with ample off-street parking
- Ground floor WC with large Belfast-style utility/pet wash sink
- Upper floor family bathroom & separate WC
- One of Newton Stewart's most sought-after residential locations
- Close to all major amenities including Primary & Secondary schooling



Occupying a generous plot on one of Newton Stewart's most sought-after residential streets, this substantial detached red brick home with red sandstone lintels and window sills offers spacious and versatile family accommodation complemented by beautifully established gardens and extensive off-street parking. The accommodation retains a wealth of traditional character, including high ceilings, decorative cornicing and feature fireplaces, while benefiting from a substantial rear extension that enhances the ground floor living space.

A welcoming entrance hall provides access to the principal reception rooms, comprising an elegant formal dining room, a comfortable lounge and a versatile study, which could equally serve as a fifth bedroom. To the rear of the property is an impressive breakfast room, created as part of the extension. This bright and spacious room features a vaulted ceiling incorporating three Velux roof windows, two sets of French doors opening onto the rear garden, and access to the separate kitchen, rear porch and side of the property via a uPVC double glazed storm door. Providing ample space for dining and informal seating, it creates an excellent everyday living area while maintaining the character of the original house.

The separate kitchen is fitted with an extensive range of wall and base units complemented by generous worktop space, a central island, traditional Belfast sink and space for a range-style cooker. A practical rear porch/boot room provides excellent built-in storage together with direct access to the rear garden. Accessed from the kitchen is a useful ground floor WC, incorporating a large Belfast-style sink which is currently utilised as a laundry and pet washing area, adding further practicality to the home.



The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes, while a second double bedroom also incorporates fitted storage. A further spacious rear-facing bedroom enjoys attractive views across Newton Stewart towards the Galloway Hills. The fourth bedroom offers flexibility as a bedroom, nursery or home office and benefits from hatch access, via folding ladders, to the converted attic space. The upper floor is served by a spacious family bathroom incorporating both a bath and separate shower enclosure, together with a separate WC. Accessed from a rear upper floor bedroom, via folding ladders, the converted attic space has been floored and fitted with Velux roof windows, creating a bright and practical additional area suitable for storage, hobbies or other ancillary uses.

Externally, the property occupies a generous plot with mature gardens to both the front and rear. A substantial gravel driveway provides ample off-street parking and is bordered by established trees and planting, creating an attractive approach to the property. The beautifully maintained rear garden enjoys a high degree of privacy and features an extensive paved patio, generous lawns, mature shrubs, ornamental borders, productive vegetable beds and winding pathways leading to a number of seating areas. A timber pergola, summerhouse and garden shed further enhance this exceptional outdoor space.

Combining period character with spacious and flexible accommodation, together with exceptional gardens and a highly desirable location, this impressive home presents a rare opportunity to acquire a substantial family home in one of Newton Stewart's most established residential areas.



Hallway

Front entrance porch accessed via traditional double doors with interior glazed door leading to welcoming entrance hall featuring attractive original period detailing including decorative cornicing and a staircase leading to the upper floor. The hallway provides access to the principal ground floor accommodation and offers a bright, spacious first impression.

Dining Room

14' 10" x 14' 2" (4.51m x 4.33m)

An elegant formal dining room featuring a large bay window to the front, allowing for excellent natural light. The room retains attractive period features including ornate cornicing and centres around a feature fireplace with timber surround and inset 5kw stove. Built-in shelving provides extensive storage and display space, while there is ample room for a large dining table and additional furniture.

Study/ Bedroom

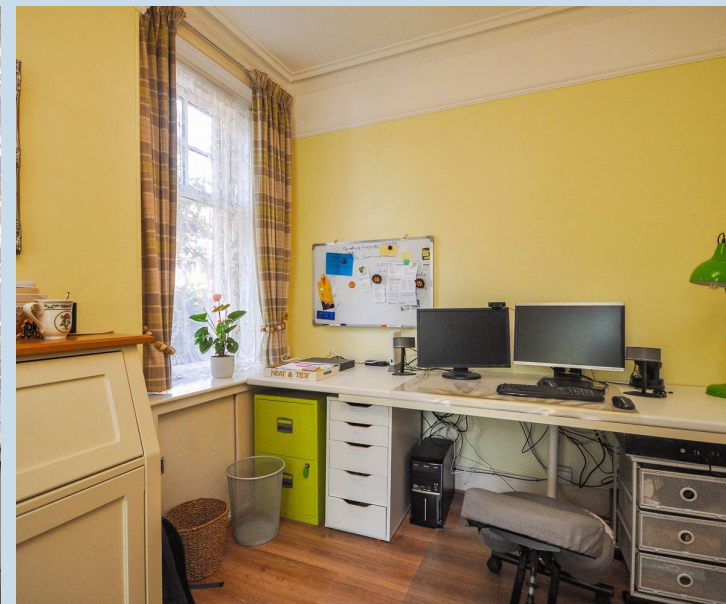
13' 9" x 9' 10" (4.20m x 2.99m)

A versatile room currently utilised as a home office, offering excellent flexibility as a study, hobby room or fifth bedroom if required. Twin windows provide good levels of natural light, while fitted shelving and a built-in storage unit offer practical storage. The room comfortably accommodates a full desk setup with additional furniture, making it well suited for home working or a variety of other uses.

Lounge

15' 11" x 12' 8" (4.84m x 3.87m)

A generously proportioned and welcoming principal reception room featuring high ceilings with ornate cornicing, a large front-facing window providing excellent natural light, and an attractive stone fireplace with inset multi-fuel stove creating a focal point. The room offers ample space for a range of lounge furniture and enjoys an open connection through to the rear breakfast room, making it ideal for both everyday family living and entertaining. Built in storage also.





Breakfast Room

30' 4" x 12' 11" (9.24m x 3.94m)

An impressive and spacious rear extension providing a versatile family and dining area. The room benefits from a vaulted ceiling incorporating three Velux roof windows, recessed spotlighting and two sets of French doors opening directly onto the rear garden, creating an exceptionally bright and welcoming space. There is ample room for both dining and relaxed seating, making it ideal for everyday family life. Accessed from the lounge, the room also provides access to the separate kitchen, rear porch, and a uPVC double glazed storm door offering additional access to the side of the property, creating an excellent flow throughout the ground floor.

Kitchen

18' 6" x 14' 10" (5.64m x 4.51m)

A well-proportioned fitted kitchen incorporating a range of wall and base units with complementary worktops and tiled splashbacks. The room is centred around a freestanding island providing additional worktop space and storage, making it ideal for food preparation. Features include a traditional Belfast sink, range-style cooker with extractor hood above, and ample space for freestanding appliances. The kitchen benefits from high ceilings, excellent natural light, and direct access to the rear extension as well as separate WC/ washroom, creating a practical layout for everyday living.

Rear Porch

A practical rear porch providing an ideal everyday entrance to the property. Fitted with a range of bespoke built-in storage cupboards, shelving and seating, offering excellent space for coats, shoes and household items. The room benefits from a uPVC external door giving direct access to the front garden, together with glazed French doors leading into the breakfast room.





Rear Porch

A practical rear porch providing an ideal everyday entrance to the property. Fitted with a range of bespoke built-in storage cupboards, shelving and seating, offering excellent space for coats, shoes and household items. The room benefits from a uPVC external door giving direct access to the front garden, together with glazed French doors leading into the breakfast room.

Landing

A spacious first floor landing providing access to upper level accommodation. Side double glazed window as well as built in storage.

Bedroom

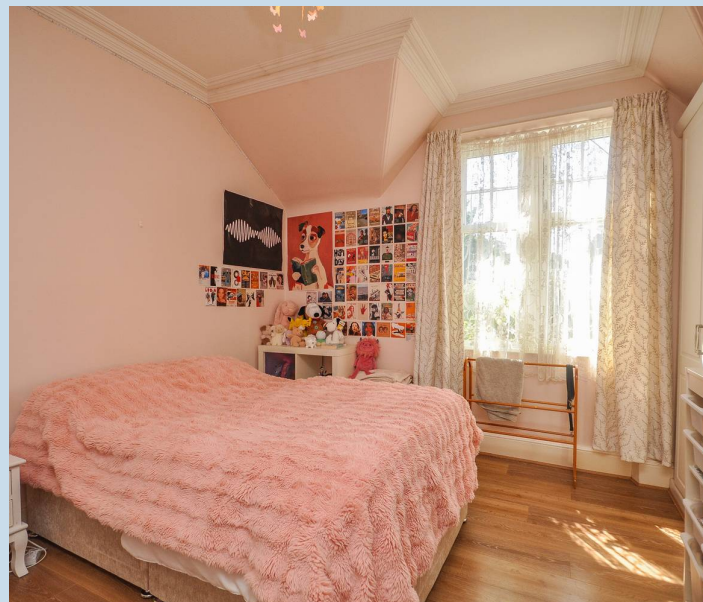
14' 2" x 12' 1" (4.33m x 3.69m)

A generously proportioned double bedroom enjoying a large bay window overlooking the front of the property, allowing for excellent natural light. The room benefits from an extensive range of fitted wardrobes providing substantial hanging and storage space, while still comfortably accommodating a king-size bed and additional bedroom furniture. Finished with decorative cornicing, this is an attractive and well-appointed principal bedroom.

WC

5' 3" x 3' 8" (1.60m x 1.12m)

Fitted with a two-piece white suite comprising a WC and pedestal wash hand basin with tiled splashback. An opaque circular window to the rear provides natural light while maintaining privacy, completing this convenient upper floor cloakroom.



Bedroom

13' 9" x 12' 2" (4.20m x 3.72m)

A generously proportioned double bedroom with a front-facing window providing excellent natural light. The room benefits from an extensive range of fitted wardrobes offering superb storage and has ample space for additional free-standing bedroom furniture if required.



Bathroom

8' 5" x 6' 2" (2.57m x 1.88m)

A well-appointed family bathroom fitted with a white three-piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC.

The room also benefits from a separate walk-in shower enclosure, heated towel radiator, UPVC double glazed opaque window and complementary wall tiling around the bath and shower areas.

Bedroom

15' 11" x 12' 8" (4.84m x 3.87m)

A spacious double bedroom located to the rear of the upper floor, enjoying views across Newton Stewart towards the Galloway Hills. The room benefits from two windows providing excellent natural light, fitted wardrobes offering generous storage, and ample space for additional free-standing bedroom furniture.

Bedroom

12' 8" x 8' 8" (3.87m x 2.63m)

A further bedroom situated on the upper floor, enjoying rear views across Newton Stewart towards the Galloway Hills. The room is suitable for use as a bedroom, nursery or home office and benefits from hatch access, via folding ladder, to a converted attic space providing useful additional storage or hobby space (subject to any necessary consents).

Converted attic space

Accessed from a rear bedroom via a folding ladder, the converted attic space has been floored and fitted with Velux roof windows, creating a bright and practical additional area. Suitable for a variety of ancillary uses including storage or hobbies, the space provides useful flexibility (subject to any necessary consents).



REAR GARDEN

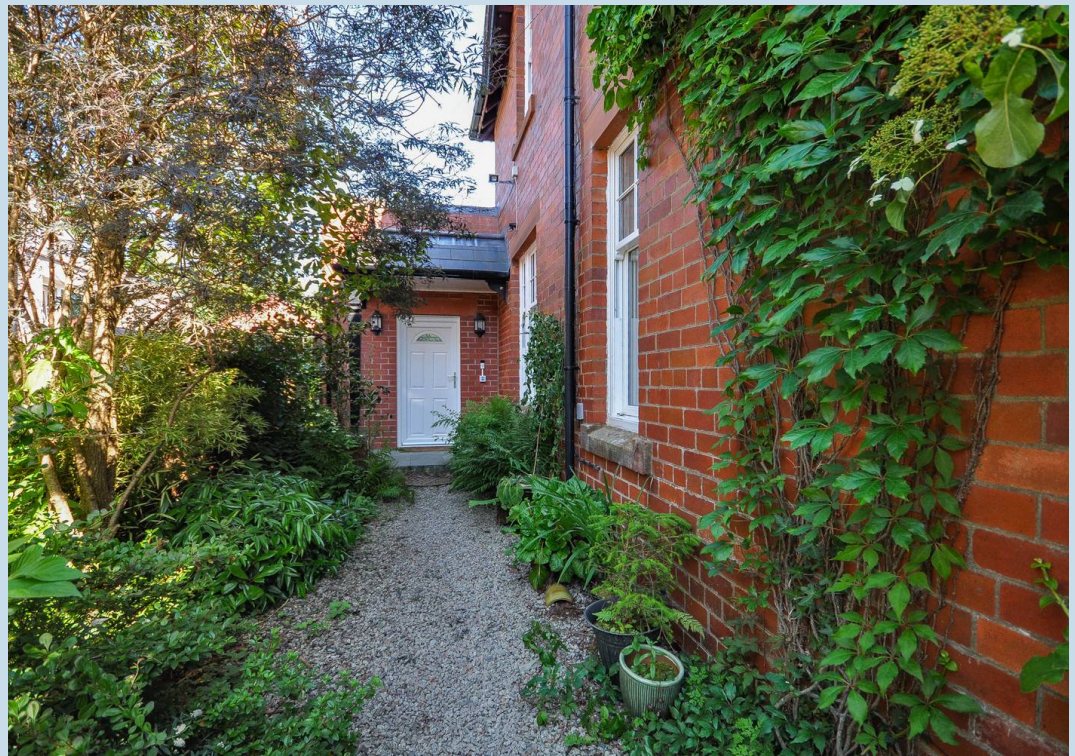
The property occupies a generous plot with an attractive, well-established rear garden offering a high degree of privacy. Immediately to the rear of the house is a paved patio providing an ideal space for outdoor seating and dining, with French doors connecting directly to the living accommodation. Beyond this lies an extensive lawn bordered by mature trees, shrubs and colourful planting, creating a pleasant outlook throughout the seasons. The garden continues to a variety of landscaped areas including gravelled pathways, ornamental flower beds, fruit trees and a secluded seating area. A substantial timber pergola provides a sheltered outdoor entertaining space, while a timber summerhouse and garden shed offer useful external storage. Overall, the gardens provide a peaceful setting with ample space for families, keen gardeners and those who enjoy spending time outdoors.

DRIVEWAY

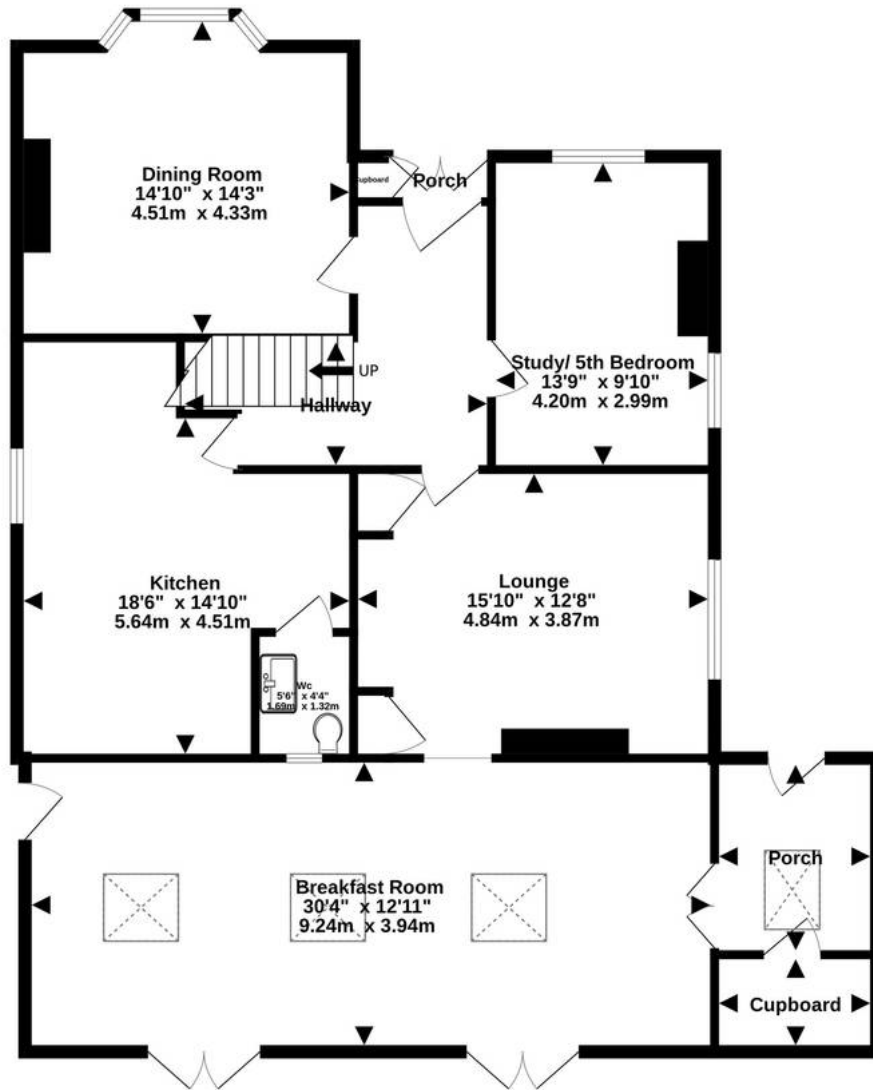
3 Parking Spaces

To the front, a substantial gravelled driveway provides ample off-street parking for several vehicles and is bordered by an attractive range of mature trees, shrubs and established planting, creating an impressive approach to the property. A gravel pathway leads to the main entrance, framed by established climbing plants and well-stocked borders.

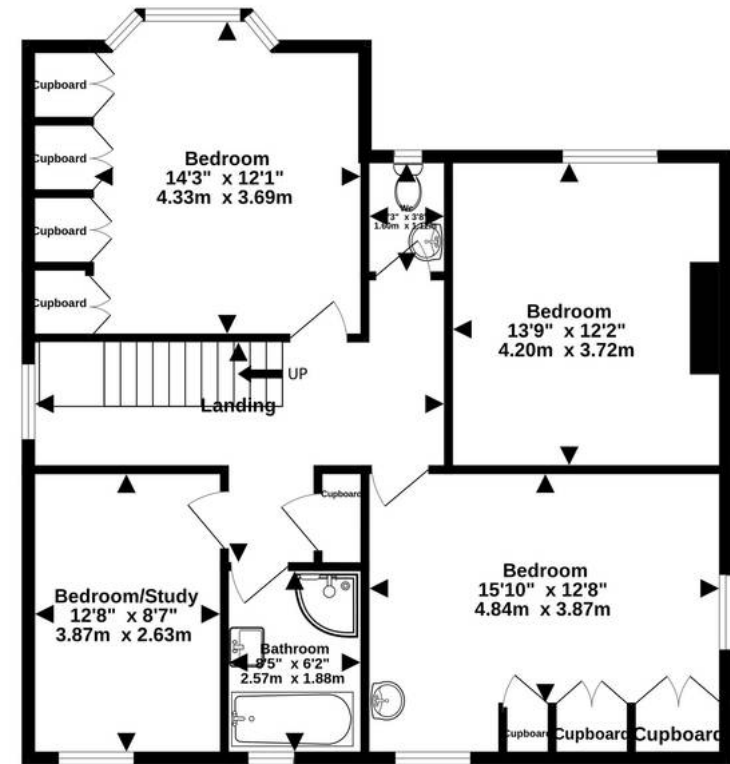




Ground Floor
1358 sq.ft. (126.1 sq.m.) approx.



1st Floor
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 2243 sq.ft. (208.4 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 F

EPC RATING: C(69)

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.

