



Galloway House, Carsluith

Newton Stewart

Offers Over £265,000



Galloway House

Carsluith, Newton Stewart

The surrounding area has also been noted for its sites of historical interest. 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 15 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (10 miles) and Stranraer (34 miles).

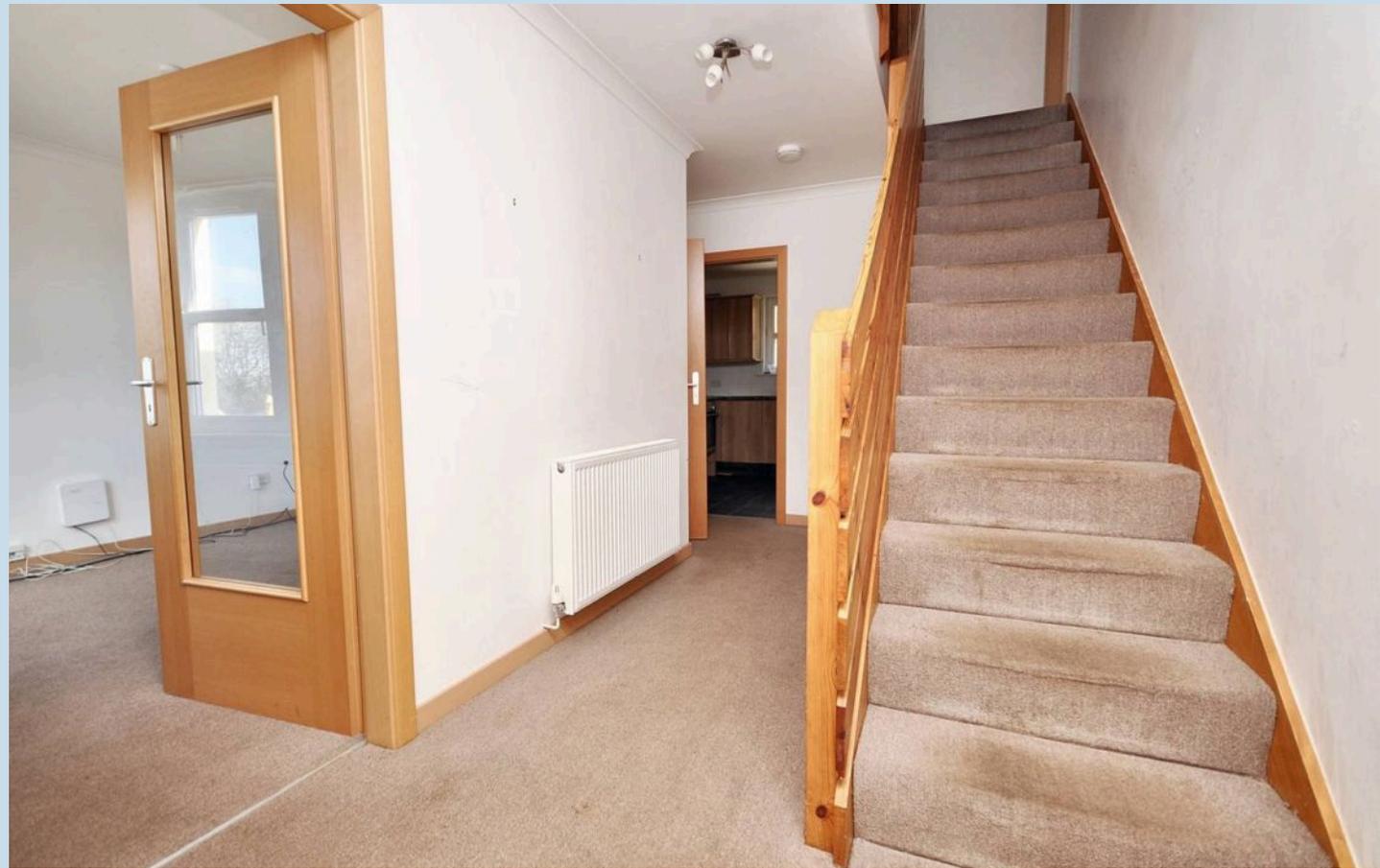
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached house
- Stunning location
- Sea views
- Off road parking
- Spacious garden grounds
- Open plan Lounge and kitchen
- Gas fired central heating
- Five bedrooms







Galloway House

Carsluith, Newton Stewart

A stunning location boasting captivating sea views, this 5-bedroom detached house offers a rare opportunity for luxurious coastal living. Situated on a quiet street, this property is a sanctuary of tranquillity yet conveniently close to local amenities. Stepping inside, the interior unfolds into a seamless blend of elegance and functionality. The heart of the home is the open-plan lounge and kitchen area, a harmonious space where natural light streams through large windows, illuminating the modern finishes and creating an inviting atmosphere. The property boasts gas-fired central heating, ensuring comfort and warmth throughout the changing seasons. Each of the five bedrooms has been thoughtfully designed offering ample space, natural light, and serene views of the surroundings.

Beyond the lavish interiors, this home embodies the essence of coastal living, with the soothing sound of the sea in the background and breath taking views that can be enjoyed from various vantage points within the property. In conclusion, this 5-bedroom detached house offers a rare opportunity to reside in a stunning location with sea views, surrounded by nature and tranquillity. With its spacious interior, modern amenities, and idyllic setting, this property is a true gem that promises a lifestyle of comfort, luxury, and serenity. Schedule a viewing today to experience the allure of this coastal retreat first hand.





Hallway

Entrance vestibule leading into spacious hallway allowing for access to ground floor living accommodation. Central heating radiator as well as built in storage with stairs providing access to upper level accommodation.

Lounge

14' 5" x 13' 7" (4.39m x 4.13m)

Spacious lounge to front of property with double glazed windows providing front outlook as well as central heating radiator. Open plan to dining area to rear providing open plan access to kitchen also.

Dining Area

9' 0" x 8' 4" (2.74m x 2.54m)

Dining area towards rear, open plan access to lounge and kitchen as well as uPVC sliding patio doors giving rear access to garden grounds.

Kitchen

17' 10" x 9' 0" (5.44m x 2.74m)

Spacious open plan dining kitchen to rear, fully fitted with both floor and wall mounted units to include integrated oven, stainless steel sink with mixer tap and double glazed windows to rear as well as access to utility room.

Utility Room

9' 0" x 5' 4" (2.74m x 1.63m)

Separate utility access off of kitchen with mounted units as well as stainless steel sink with mixer tap, central heating boiler and double glazed window. Outside access to rear garden through uPVC storm door.

WC

7' 9" x 3' 8" (2.37m x 1.11m)

Ground floor WC comprising of separate toilet and WHB as well as double glazed window and central heating radiator.

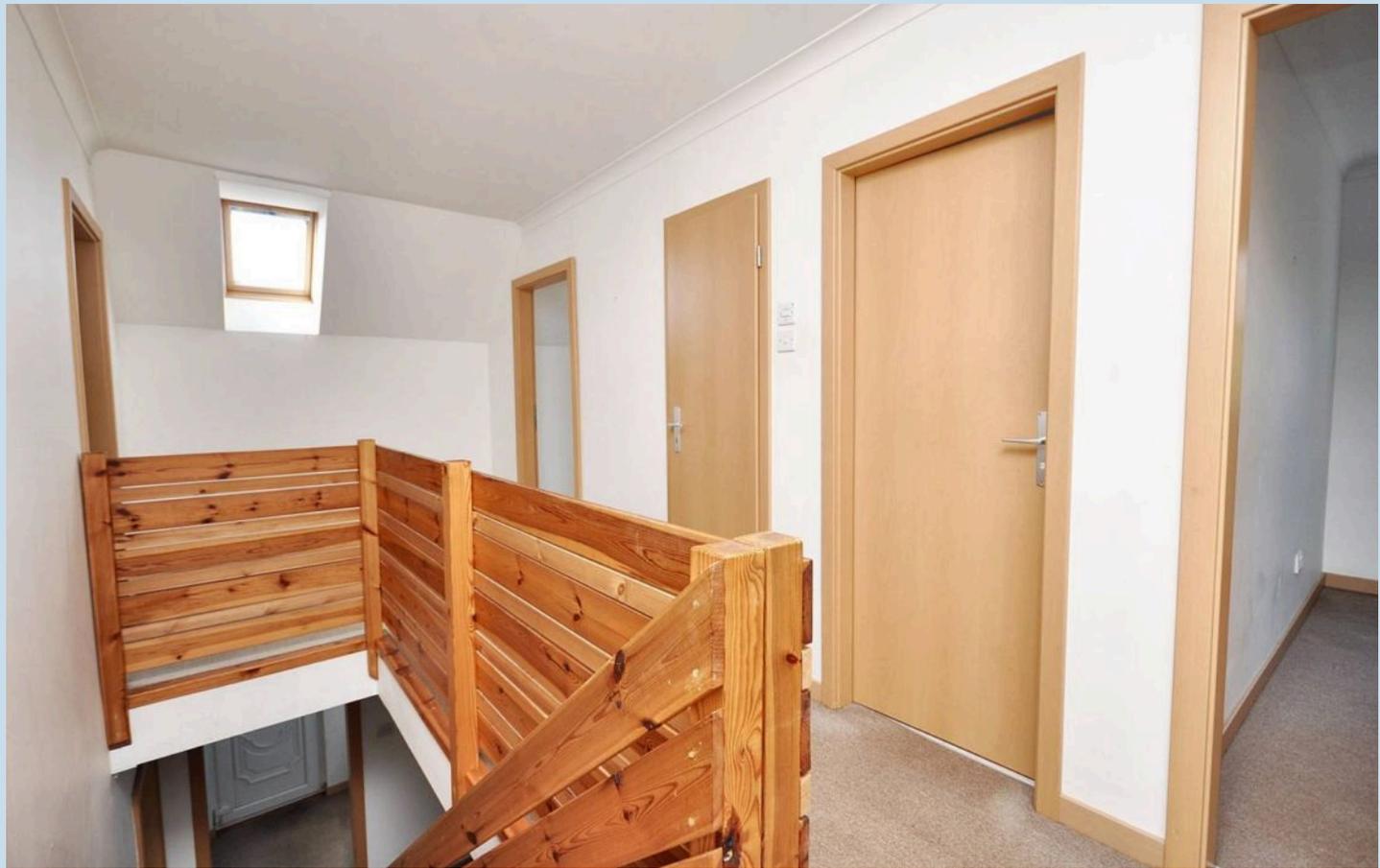
Bedroom/ Study

10' 9" x 10' 7" (3.28m x 3.22m)

Potential ground floor bedroom/ study with double glazed windows providing front outlook as well as central heating radiator.

Landing

Open landing providing full access to upper level accommodation with Velux window as well as central heating radiator and built in storage.





Landing

Open landing providing full access to upper level accommodation with Velux window as well as central heating radiator and built in storage.

Master bedroom

13' 7" x 10' 11" (4.13m x 3.32m)

Generous sized double bedroom on upper level with double glazed window to side as well as Velux window and central heating radiator. Access to ensuite shower room also.

Shower room (Ensuite)

7' 5" x 5' 3" (2.26m x 1.59m)

Bright and modern shower room accessed from master bedroom comprising of walk in mains shower cubicle as well as separate toilet and WHB. Central heating radiator and Velux window.

Bedroom

10' 7" x 9' 0" (3.22m x 2.74m)

Double bedroom on the upper level with double glazed window to side as well as Velux window and central heating radiator.

Bathroom

10' 7" x 6' 6" (3.22m x 1.98m)

Generous sized bathroom comprising of 3pc suite to include, bath, separate toilet and WHB as well as splash panel boarding. Double glazed window and central heating radiator.

Bedroom

10' 9" x 10' 7" (3.28m x 3.22m)

Double bedroom on upper level with double glazed window providing front outlook and views over Wig Bay. Central heating radiator as well as built in storage.

Bedroom

13' 7" x 10' 2" (4.13m x 3.10m)

Spacious double bedroom on upper level with double glazed window providing views over Wig Bay. Central heating radiator as well as built in storage.



GARDEN

Generous sized garden grounds surrounding the property to allow for concrete patio and pathway to the rear and gravelled borders to the front as well as gravel driveway for off road parking. Access to detached garage and border hedging also.

GARAGE

Single Garage

Detached garage with up and over door to front as well as uPVC storm door to side for access. Mains power and allows for potential off road parking for one car.

DRIVEWAY

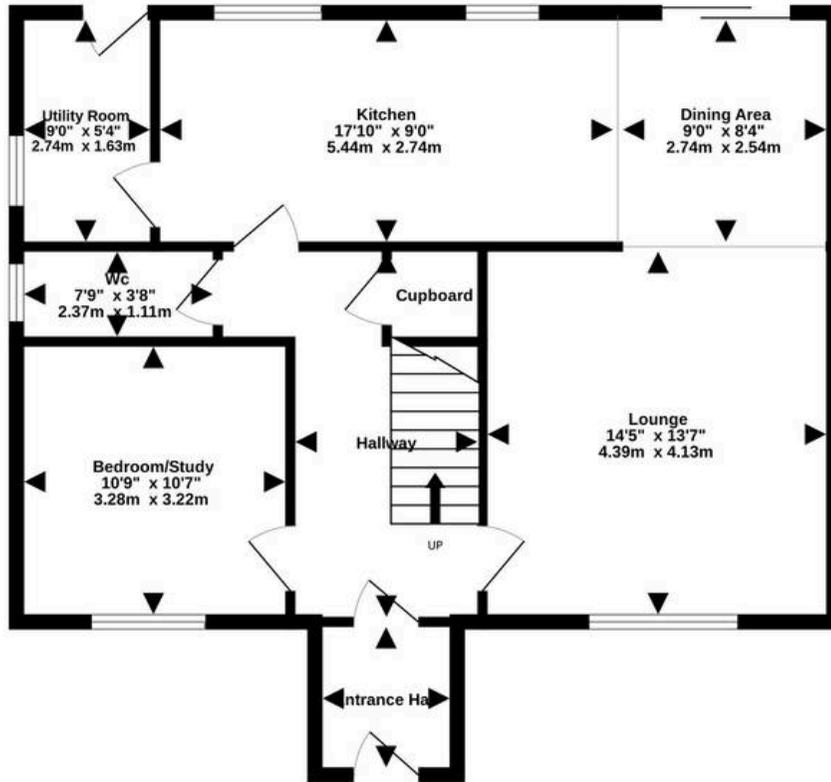
3 Parking Spaces

Gravel driveway allowing for ample off road parking to the front for multiple vehicles.

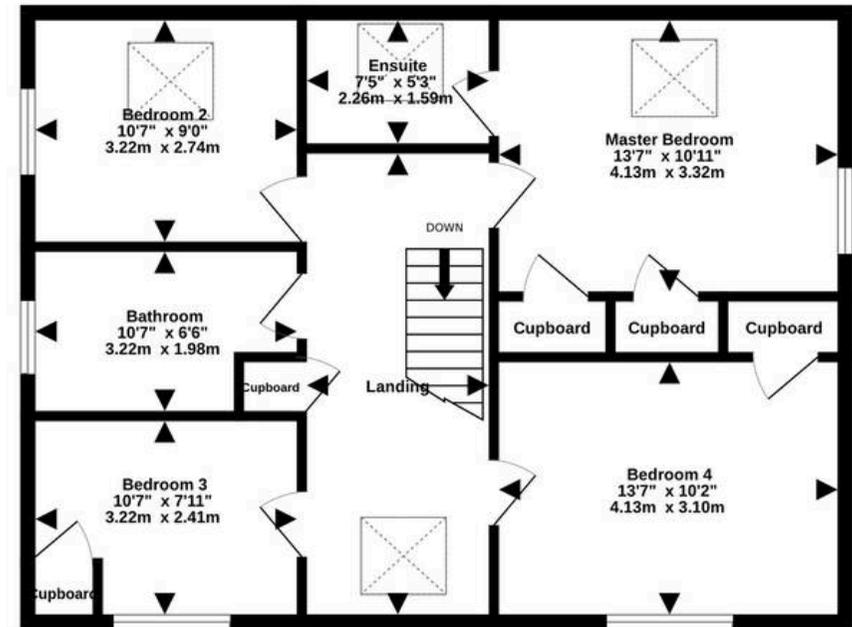




Ground Floor
769 sq.ft. (71.5 sq.m.) approx.



1st Floor
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

