



1 Ferguson Terrace King Street, Newton Stewart

DG8 6DJ

Offers Over £110,000







# 1 Ferguson Terrace King Street

Newton Stewart, DG8 6DJ

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).

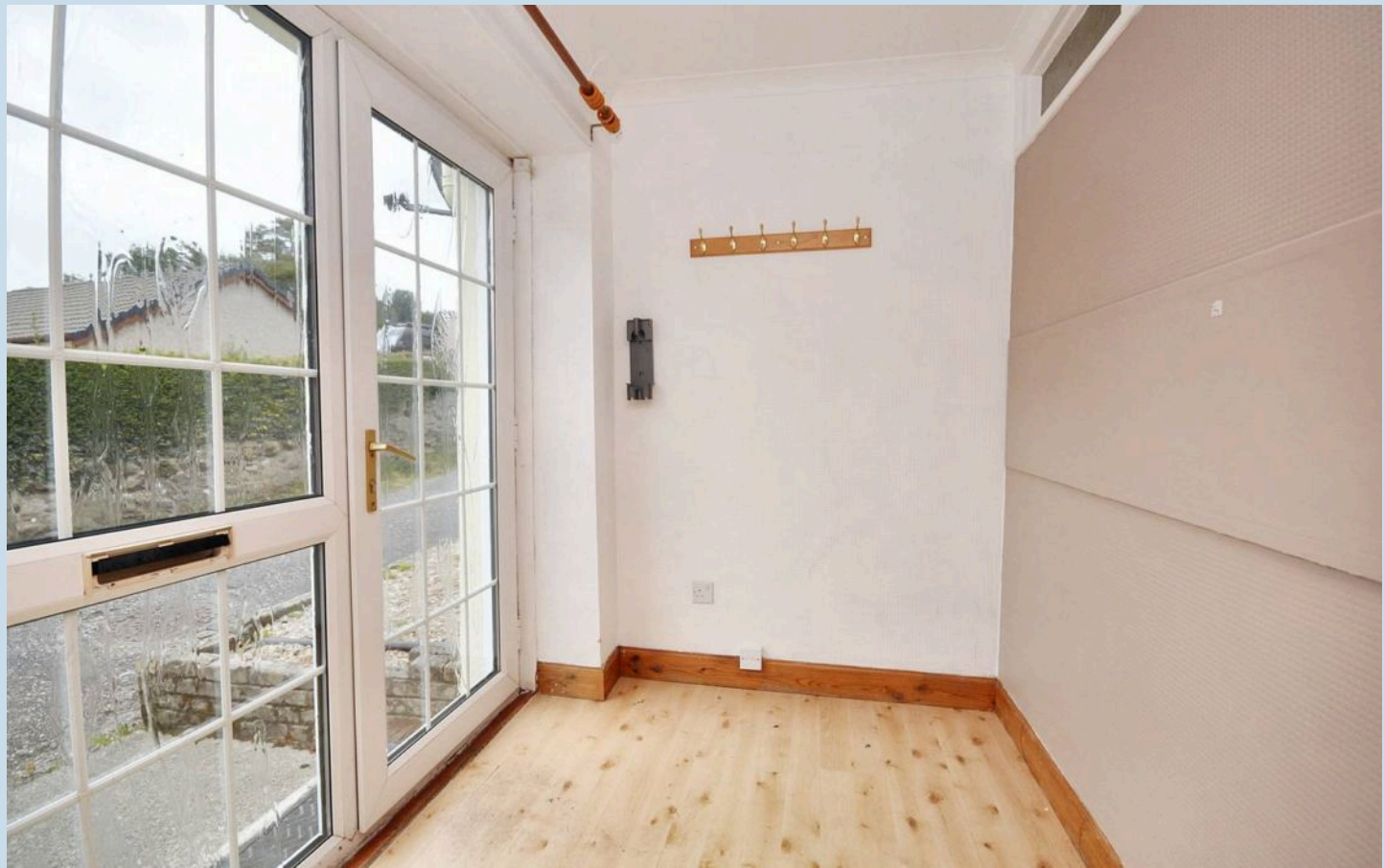
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal first time purchase
- Gas fired central heating
- Fully double glazed
- Potential buy to let investment
- Close to all amenities
- Easily maintained garden space
- Two bedrooms





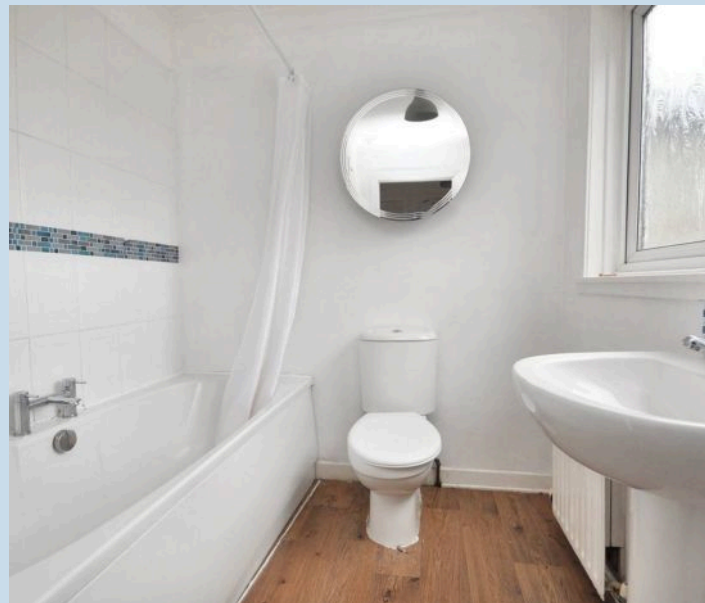


## 1 Ferguson Terrace King Street

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Introducing this charming 2 Bedroom Semi-Detached House, perfectly suited as an ideal first-time purchase or a potential buy-to-let investment. Situated in a sought-after area, this property boasts the convenience of gas-fired central heating and full double glazing throughout. Offering a comfortable living environment, this home features two well-appointed bedrooms, presenting ample space for a growing family or visiting guests.

The easily maintained garden grounds at the rear feature a concrete paved pathway and patio. Adding a touch of character, the gravel borders and planting beds frame the garden space. Located within close proximity to all amenities, this residence ensures easy access to local schools, shops, and public transportation, enhancing the overall convenience of daily living.





**Entrance Porch**

Bright and spacious front entrance UPVC double glazed panel door into generous sized front porch giving access leading into front lounge.

**Lounge**

14' 5" x 14' 2" (4.40m x 4.31m)

Generous sized lounge to front of property with large UPVC double glazed window to front as well as two central heating radiators and feature fireplace. Access into kitchen as well as rear hallway.

**Kitchen**

8' 6" x 7' 9" (2.60m x 2.35m)

To rear of property, fully fitted kitchen with both floor and wall mounted units comprising of stainless steel sink with mixer tap, integrated electric fan oven with 4pc gas hob and fitted extractor. Space for fridge freezer as well as double glazed window to the rear.

**Rear hallway**

Accessed off lounge, rear hallway with stairs giving access to upper level accommodation. Generous built in storage giving access to fuse box as well as rear outside access to garden grounds via UPVC storm door.

**Bathroom**

7' 9" x 6' 0" (2.35m x 1.84m)

Bright and spacious bathroom on the upper level comprising of electric shower over bath with tiled walls. Stand alone WHB with separate toilet as well as large double glazed window. Built in storage and central heating radiator.

**Bedroom**

11' 2" x 10' 10" (3.41m x 3.30m)

Generous sized double bedroom on the upper floor with large double glazed Velux window to front, central heating radiator and generous built in storage.





### Bedroom

11' 0" x 6' 10" (3.36m x 2.08m)

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

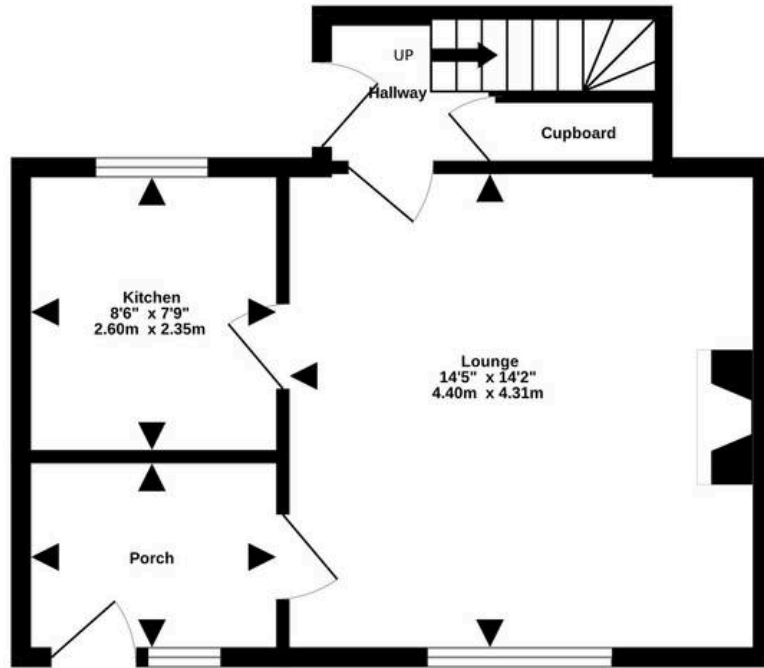
### Garden

Easily maintained garden grounds to the rear with concrete paved pathway and patio as well as gravel border and planting borders.

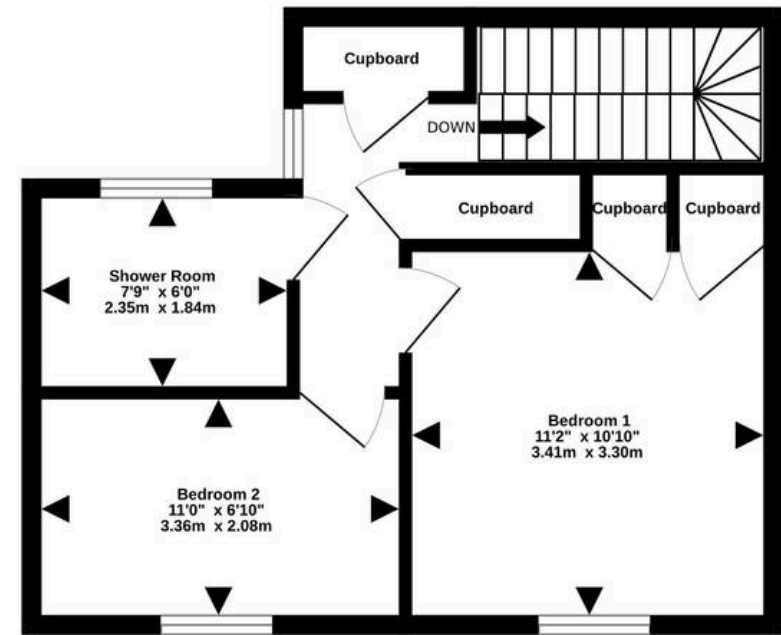




Ground Floor  
354 sq.ft. (32.9 sq.m.) approx.



1st Floor  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Galloway & Ayrshire Properties

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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.

