



Grolleau Cunninghame Terrace, Newton Stewart

Newton Stewart

Offers Over £250,000



Grolleau Cunninghame Terrace

Newton Stewart, Newton Stewart

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. 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. Viewing of this most pleasant property is to be thoroughly recommended.

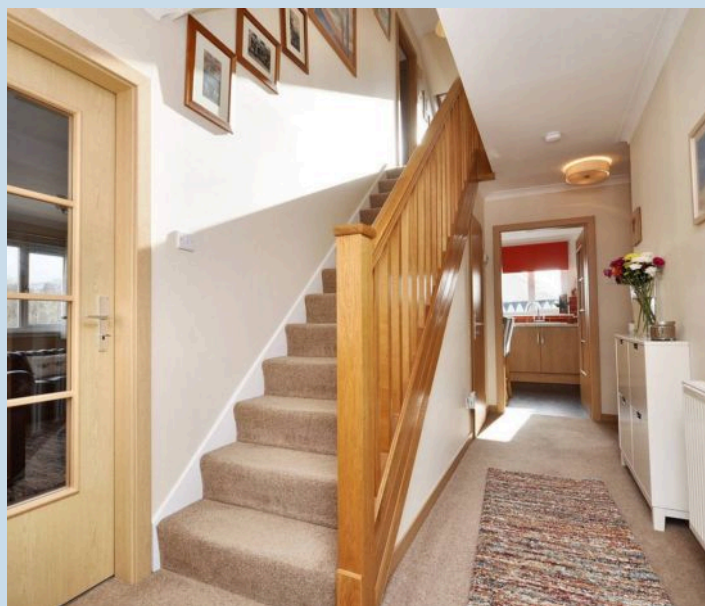
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious family home
- Detached property
- Driveway for off road parking
- Enclosed, easily maintained garden grounds
- Modern fixtures and fittings
- Fresh décor
- Spacious dining kitchen
- Views over Galloway Hills and beyond







Grolleau Cunninghame Terrace

Newton Stewart, Newton Stewart

Introducing a striking and modern 3-bedroom detached house, this property presents the quintessential family home ideal for those seeking comfort and style in a serene setting. Situated in a tranquil residential area, this detached property boasts a driveway for convenient off-road parking, ensuring ease and safety for residents and guests alike. Showcasing a perfect fusion of contemporary design and functionality, this residence boasts a spacious dining kitchen that is sure to impress the culinary enthusiast. The property also benefits from a fresh décor that exudes a sense of light and airiness throughout, creating a welcoming atmosphere for relaxation and entertainment. With three well-appointed bedrooms, this home offers ample space for a growing family or those in need of extra room for guests or a home office. The layout is conducive to flexible living arrangements, providing both privacy and communal areas for comfortable living.





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The views from this property are truly breath-taking, offering a panoramic outlook over the stunning Galloway Hills and beyond. Maintained garden grounds surrounding the property provide a private and enclosed space for outdoor activities and leisure. Designed for easy upkeep, the garden offers a peaceful retreat where residents can unwind and take in the natural surroundings. In conclusion, this 3-bedroom detached house presents an exceptional opportunity for discerning buyers seeking a modern and well-appointed family home in a desirable location. From the spacious interiors to the stunning views, every aspect of this property has been crafted with the homeowner's comfort and enjoyment in mind. Contact us today to arrange a viewing and experience the charm and elegance of this remarkable residence first-hand.





Hallway

Front entrance leading into open hallway providing full access to ground level accommodation. Central heating radiator, under stairs storage as well as oak staircase providing access to upper level accommodation. Separate built in storage also.

Lounge

14' 5" x 13' 10" (4.39m x 4.22m)

Spacious open plan lounge towards front of property with large double glazed window to side as well as front double glazed window allowing for natural brightness. Central heating radiator and TV point as well as open access to dining room.

Dining room

10' 2" x 10' 0" (3.11m x 3.04m)

Open plan with lounge, a dining area towards rear of property with large double glazed window and central heating radiator. Open plan access into lounge as well as access into dining kitchen.

Dining Kitchen

15' 1" x 10' 2" (4.61m x 3.11m)

Spacious dining kitchen towards rear of property with both floor and wall mounted units with under counter light up cabinets in breakfast bar. Ceramic sink with mixer tap as well as fitted range cooker with induction hob and fitted extractor. Large double glazed window providing rear outlook as well as integrated fridge and space for separate fridge freezer. Access to utility room also.

Utility Room

7' 1" x 6' 4" (2.16m x 1.94m)

Utility room to rear of property access off kitchen with floor and wall mounted units currently housing all white goods as well as gas combi-boiler. Stainless steel sink with mixer tap, double glazed panel and UPVC storm door providing outside access to rear garden also. Housing unit for electricity meter.

Sitting room/ 3rd Bedroom

10' 10" x 10' 2" (3.30m x 3.11m)

Currently used as a sitting room, a potential ground floor bedroom with double glazed window, central heating





Sitting room/ 3rd Bedroom

10' 10" x 10' 2" (3.30m x 3.11m)

Currently used as a sitting room, a potential ground floor bedroom with double glazed window, central heating radiator and French UPVC doors providing access to outdoor patio area within enclosed garden. Engineered oak flooring as well as integrated blinds within the French doors.

Shower Room

6' 4" x 6' 2" (1.94m x 1.87m)

Ground floor shower room comprising of walk in electric shower cubicle as well as separate toilet and WHB. Double glazed window and central heating towel rack.

Landing

Open landing allowing for access to full upper level accommodation with central heating radiator and large Velux window allowing for natural brightness.

Bedroom 1

17' 0" x 14' 5" (5.19m x 4.39m)

Large and spacious master double bedroom with large Velux window as well as large double glazed window providing an out look over Galloway Hill & beyond. Central heating radiator as well as generous built in storage.

Bedroom 2

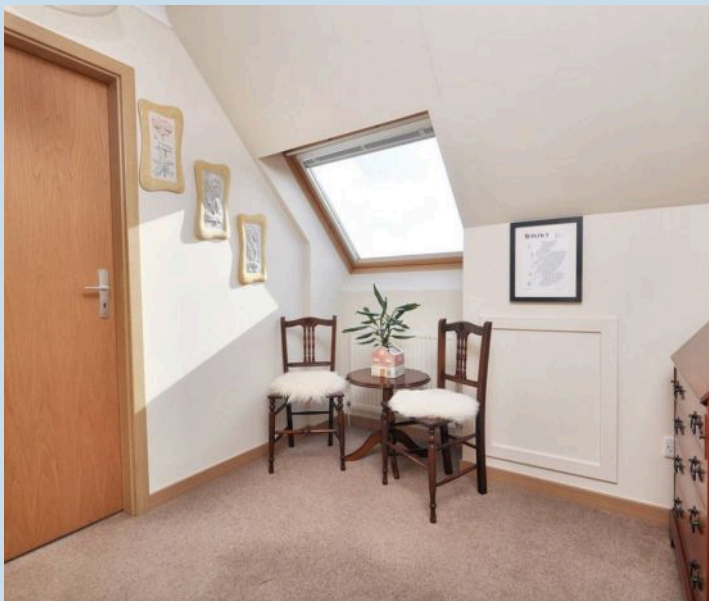
13' 5" x 10' 3" (4.10m x 3.12m)

Spacious double bedroom on the upper floor with large Velux window as well as double glazed window to side. Central heating radiator as well as built in storage.

Shower Room

9' 1" x 8' 8" (2.78m x 2.65m)

Recently installed, luxury shower room suite with walk in corner shower cubicle, separate toilet and glass WHB as well as a separate bidet. Large Velux window as well as large central heating towel rack.



GARDEN

Fully enclosed garden grounds surrounding the property with paved patio and gravel borders as well fenced borders and garden shed. Easily maintained and private.

GARAGE

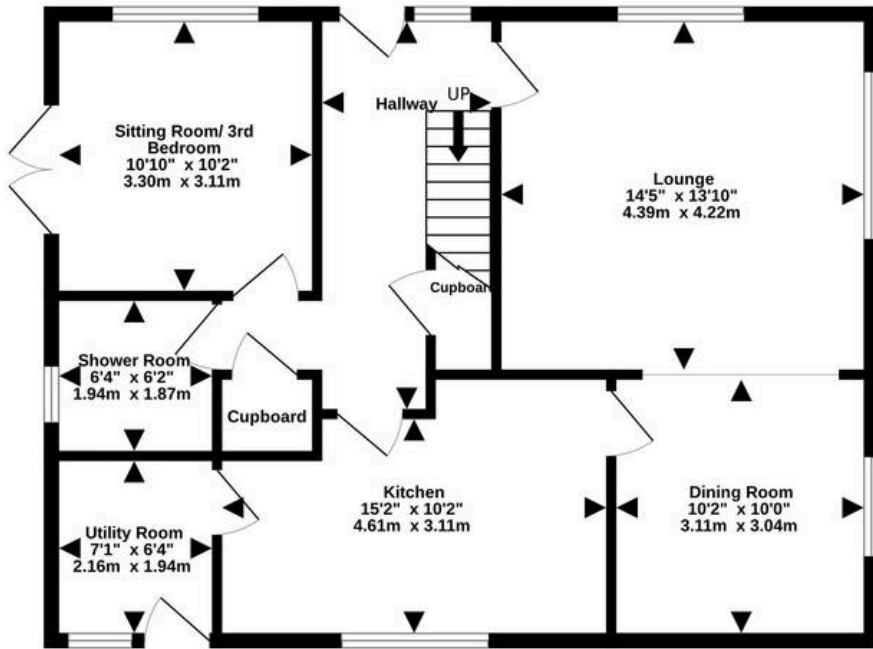
Double Garage

Tarmac driveway to allow for off road parking with raised flowerbeds to the side, stone dyke wall to front and hedged border.

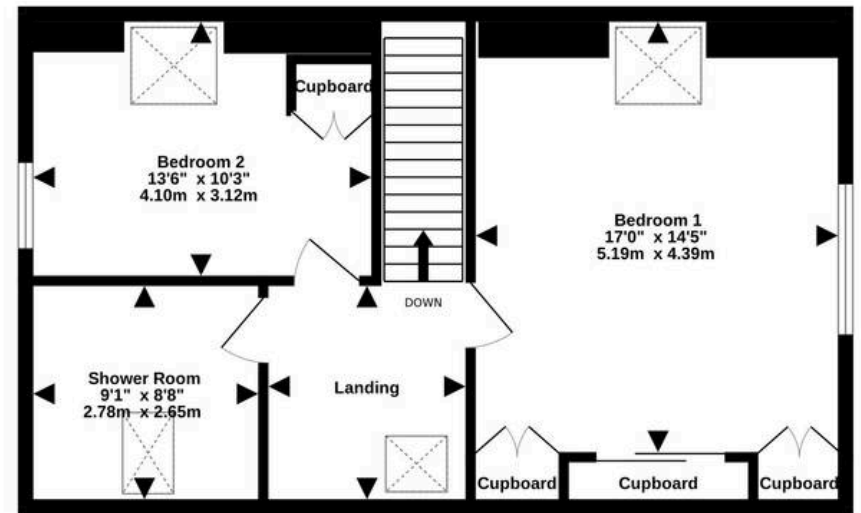




Ground Floor
757 sq.ft. (70.3 sq.m.) approx.



1st Floor
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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.

