



## 2 Doonhill Wood

Doonhill Wood, Newton Stewart, Dumfries and Galloway, DG8 6NU

**Galbraith**

A modern, bright and spacious 4 bedroom bungalow on the edge of a popular market town,  
within walking distance of schools and amenities.



Wigtown 7.9 miles Stranraer 24 miles Ayr 43 miles Dumfries 49 miles



 4  2  2

2 reception rooms

Open plan Kitchen/dining and sitting room

4 bedrooms (1-ensuite)

Solar Panels, reducing energy costs

Garage

Private Parking

Garden

Community Garden/Area

**Offers Over £400,000**



## DESCRIPTION



2 Doonhill Wood is a substantial 4 bedroom property located in a desirable private residential area of Newton Stewart, offering an edge of town residence, with the best of both worlds, a peaceful location yet just a short walk into town and the local amenities on offer.

The open plan design of this stunning property brings the focus to the heart of this home, with a modern kitchen/dining room/sitting room providing a wonderful space for family gatherings or entertaining friends. The open plan kitchen has stylish high gloss fitted units, with an integrated dishwasher, fridge/freezer and a breakfast bar for informal dining. Cooking facilities are provided by a Bosch double oven and grill and a 5-ring gas hob. French doors open from the dining area to the patio and the space within extends to the sitting room, where the vaulted ceiling to the front allows a flooding of natural light through the feature full height windows. Double doors open to a second reception room/living room, a quiet and adaptable space, overlooking the garden behind. Bedroom 3 sits adjacent to the living room, a further room offering flexibility to suit the needs of the purchaser. A WC cloakroom and utility room, housing the Worcester boiler for the gas central heating, sit adjacent to the kitchen.



The hall opens to a further three bedrooms and a bathroom. Bedroom 2 has open fronted fitted wardrobes and overlooks the garden. Bedroom 3 to the rear of the property could be utilised as a hobby room or study. The elegant master bedroom is a generous sized room with an en-suite shower room and walk in wardrobe, with fitted drawers, shelving and hanging space. A spacious family bathroom with a corner shower and back to wall bath complete the living accommodation.

In addition to the gas central heating 10 solar panels on the roof generate energy for the underfloor heating and contribute to heating costs and the plentiful supply of hot water, stored in an insulated hot water cylinder in the roof void. 2 Doonhill Wood also benefits from a whole house ventilation system, this ensures that the temperature is consistent throughout the property with efficient air exchange. The room temperature can be set independently for each room through independent room thermostats.





# DESCRIPTION CONTINUED

This attractive property provides a spacious, warm and bright family home and valuable work from home space in a sought-after residential area on the edge of Newton Stewart. There are unrestricted views from the front over the playing fields across the road, where the sun sets in the evening, illuminating the living space within the property. This is very much a community spirited residential area, with both a Community Garden and Children's Play Area opposite and residents work hard to keep the surrounding area well maintained.

## DEVELOPMENT / BUILDING

Planning permission has been approved for dwelling houses to be erected in the field adjacent to the playing fields opposite 2 Doonhill Wood, on the Newton Stewart side. For further information please refer to Dumfries and Galloway Planning Department website using 23/1846/FUL reference.

New properties are being built on the plots either side of No. 2. Which will complete the cul-de-sac. The building of 3 Doonhill Wood on the corner plot has started and building will start on 1 Doonhill Wood, the plot on the left as you enter the cul-de-sac within the next 12 months.

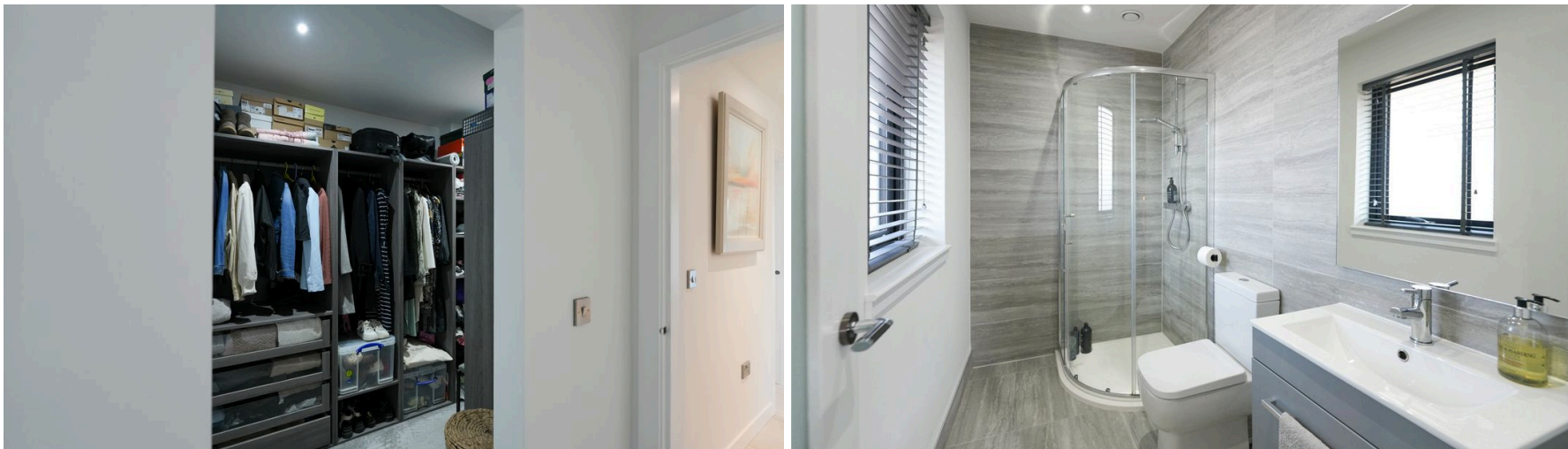
## GARDEN

The driveway opens to extensive parking space at 2 Doonhill Wood and an area of patio at the main entrance. The garden to the front and one side is laid to lawn and paving leads all the way around the property, offering disabled access. A wooden boundary fence and stone wall offer privacy and shelter and the patio to the front provides the perfect spot to relax, watch the sun set and dine alfresco. The patio is easily accessed from the French doors opening from the sitting room, ideal for entertaining guests.

















#### IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 02/04/2025.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



# LOCATION

2 Doonhill Wood is situated in a quiet cul-de-sac on the edge of Newton Stewart, opposite the school playing fields and a just a short walk from Doonhill Wood itself. Local Amenities are within walking distance from the property - the Merrick Leisure Centre and Douglas Ewart High School are around 0.3 of a mile from 2 Doonhill Wood. Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, a museum, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kिरroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, curling, golf and equestrian facilities are all readily available throughout the area. Trains to Ayr and Glasgow are available at Stranraer, about 24 miles from Newton Stewart, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 49 miles to the east. Domestic and international flights are available at Prestwick Airport, 51 miles north, and Glasgow and Edinburgh Airports, 84 and 117.5 miles respectively. Motorway links and trains are available at Lockerbie, 62 miles east, and Kilmarnock, 58 miles north.

## Directions

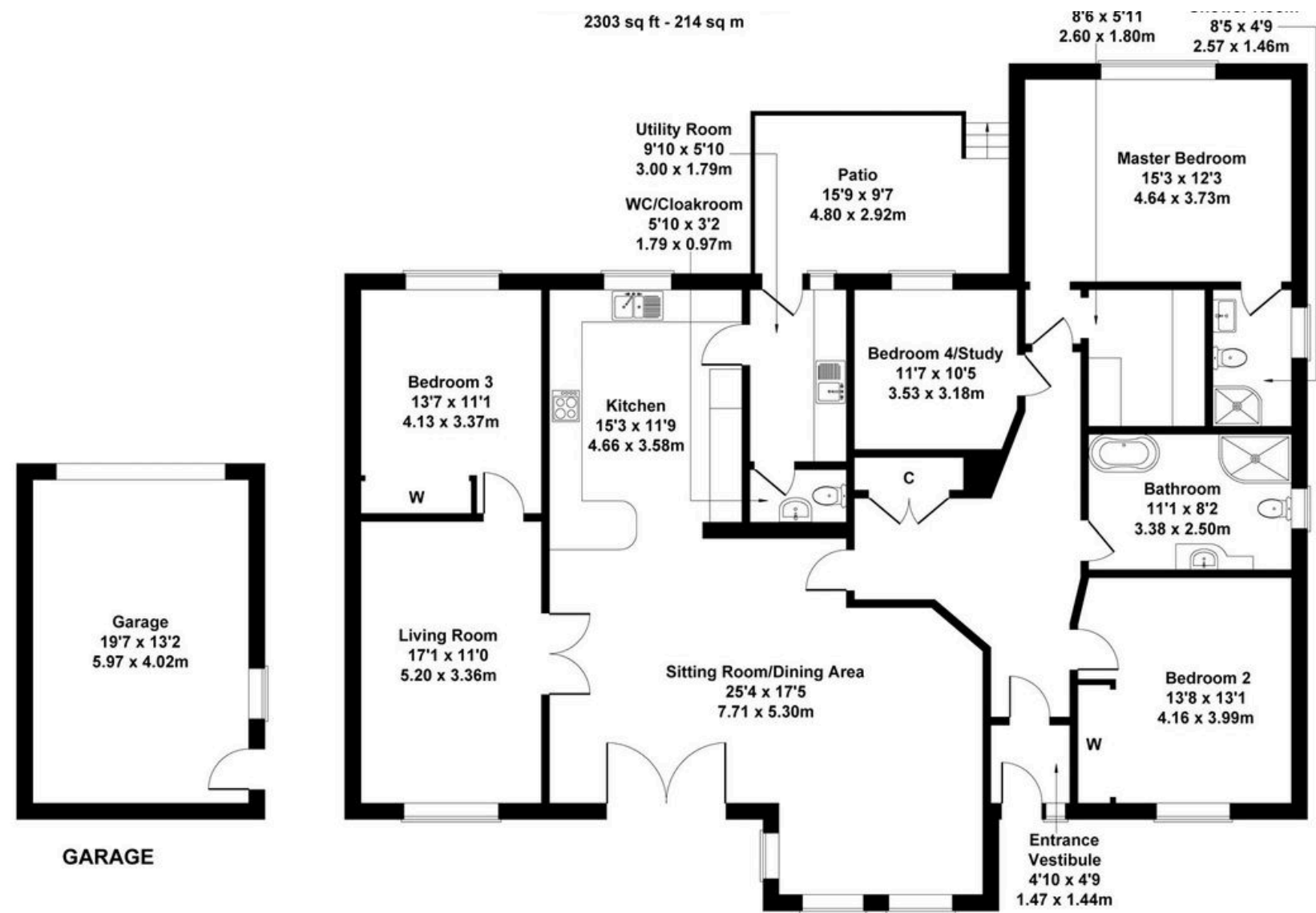
From Newton Stewart roundabout take the second exit and continue on the A75 for approximately 0.6 miles towards Stranraer, past Newton Stewart Hospital on your left, then take the first right and continue for approximately 0.7 miles. Turn right on to Corsbie Road for approximately 0.3 miles and Doonhill Wood cul-de-sac is situated on your right. Enter the cul-de-sac, turn left and then left again, there is an area for parking at 2 Doonhill Wood. From Newton Stewart follow turn on to Jubilee Road from Princes Street and follow the signs for the Merrick Leisure Centre, then continue past the Leisure Centre, Doonhill Wood cul-de-sac is situated on your left.





# Plans

Total Area: 2303 sq-ft 214 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are approximate only. They cannot be considered as



# Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: [castledouglas@galbraithgroup.com](mailto:castledouglas@galbraithgroup.com)



## Listing

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## Tenure

Freehold

## Local Authority

Dumfries and Galloway Council

## Council Tax

F

## EPC

C



# Services

## Water

Mains

## Electricity

Mains

## Drainage

Bio Disc

## Central Heating

Gas central with underfloor heating.

## Internet

EE Hub



# Additional Information

## SERVICES FEE

A bio-digester, situated in the Community Garden, provides a sewerage system for the whole cul-de-sac and residents contribute a small monthly fee (£30 per month) to cover the maintenance of the bio-digester and the annual SEPA charge for testing the system.





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