



CRAIGARD

8 AUCHENDOON ROAD, NEWTON STEWART



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A spacious 4 bedroom bungalow in a popular market town, within walking distance of local amenities

Wigtown 7 miles ■ Stranraer 24 miles ■ Ayr 44 miles
Dumfries 48.5 mile

Acreage 0.32 acres

Offers £280,000

- 2 reception rooms. 4 bedrooms
- Integral Garage
- Well maintained garden with 2 garden sheds & patio
- Parking for numerous vehicles
- Walking distance to local amenities including schools

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Craigard is situated in Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has a number of schools, including Penninghame Primary School the Douglas Ewart High School, both these schools along with The Museum and Merrick Leisure Centre are within walking distance of Craigard.

Newton Stewart also has three supermarkets, a post office, cinema and a wide range of shops, offices, businesses, hotels, restaurants and a modern gin distillery. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. Curling is also available at Stranraer Ice Rink between October and April.

Nearby Wigtown, Scotland's National Book Town, hosts an annual book festival in late September and the town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, supermarket, a number of smaller shops and Scotland's southernmost whisky distillery is in nearby Bladnoch.

Trains to Ayr and Glasgow are available at Stranraer, about 24 miles from Craigard and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 48.5 miles to the east. Domestic and international flights are available at Prestwick Airport, 51.4 miles north, and Glasgow and Edinburgh Airports, 82 and 115 miles respectively. Motorway links and trains are available at Lockerbie, 61 miles east, and Kilmarnock, 60 miles.



Shower Room

DESCRIPTION

Craigard is a spacious and desirable four bedroom bungalow, occupying a substantial plot, within a desirable area of Newton Stewart.

The entrance vestibule leads into the hallway which opens in to all accommodation. There are two reception rooms, a sitting room, the principal room, extends in to the garden and benefits from corner windows offering a double aspect view of the garden from either side and flooding the space with natural light. This room also has an electric fire with a feature surround. The second reception room is currently utilised as a study but offers a flexible space depending on the needs and requirements of the new owner. The kitchen adjacent is a double aspect room, with windows either side overlooking both the well maintained garden behind and to the front drive and garden. Cooking facilities are provided by a CDA Gas hob and an integrated electric double oven and grill, in addition there is an integrated dishwasher and space for an American style fridge freezer. The kitchen opens to a small rear hall with access to the integral garage and utility room, and a back door provides access to the garden.

Four bedrooms, a shower room and family bathroom are situated together to one side of the property. The shower room is accessed from the entrance hall and is situated adjacent to two bedrooms, both have fitted wardrobe space and views to the front of the property. The spacious family bathroom has a bath and separate shower. Two further bedrooms with garden views complete the accommodation space.

The garage, with an electric roller door to the front, houses the Worcester combi gas boiler and provides space and plumbing for additional white goods. In addition there are fitted wall cupboards and shelving.

Craigard serves currently as a family home with an abundance of outside space and offers many desirable attributes for those seeking a relocation to a convenient yet peaceful town location.

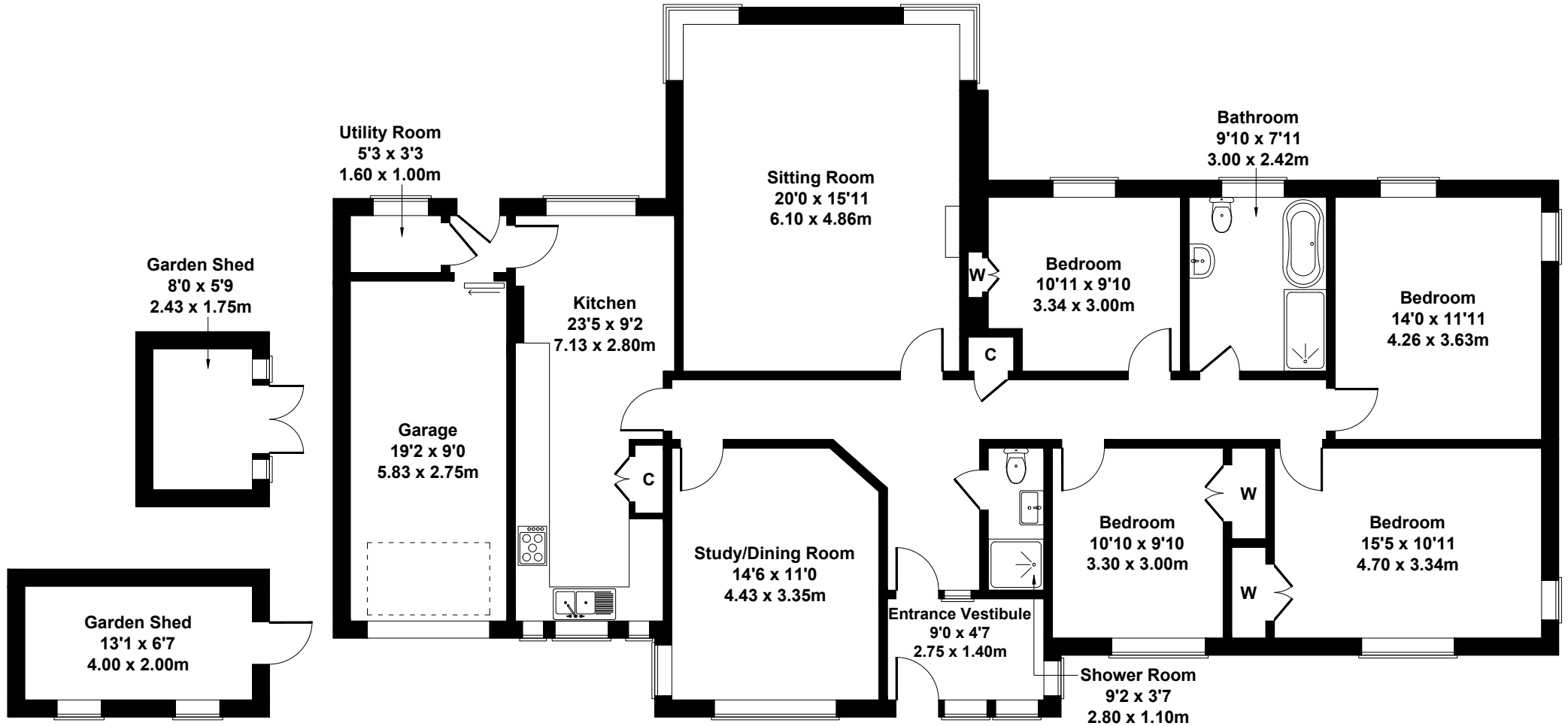
ACCOMMODATION

Ground Floor: Entrance vestibule, Shower room, Bedroom, Bedroom, Bedroom, Bathroom, Bedroom, Sitting Room, Study/Dining Room, Kitchen, Utility Room.



Craigard, 8 Auchendoon Road, Newton Stewart, DG8 6HD

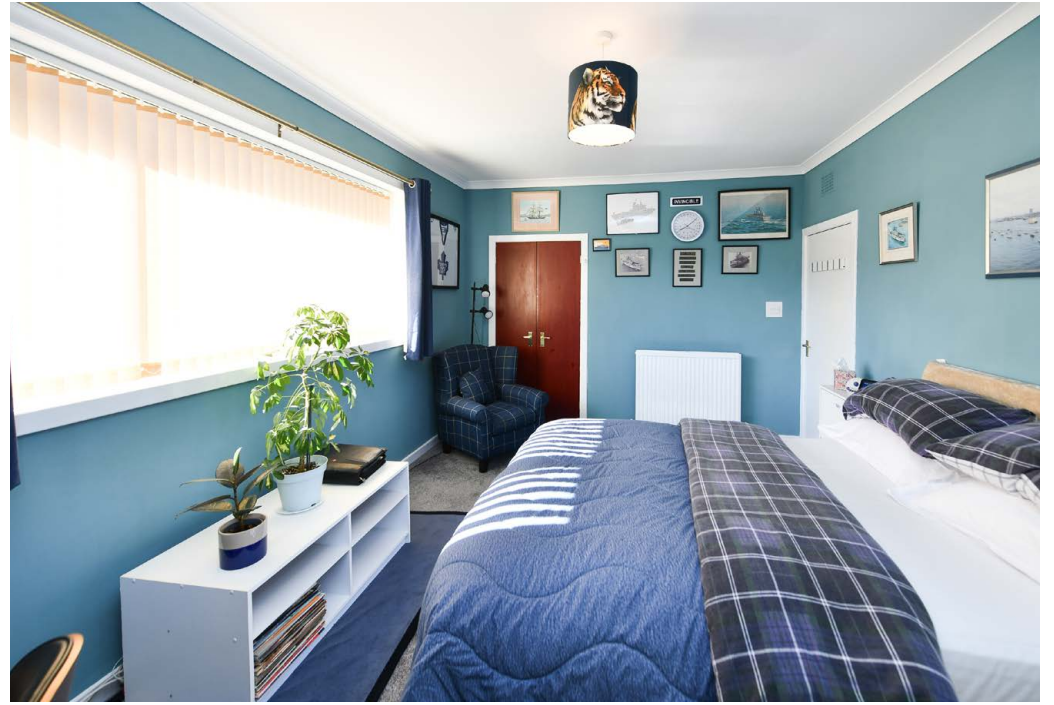
Approximate Gross Internal Area
2077 sq ft - 193 sq m



OUTBUILDINGS

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



GARDEN

Craigard garden extends around the property with small borders and rockeries beautifully presented within areas of lawn. There are two timber sheds, 4m x 2m and 2.43m x 1.75m and a small greenhouse situated on the patio. A wooden ranch style fence provides the boundary between neighbouring properties and Penninghame Primary School.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Craigard	Mains	Mains	Mains	Freehold	Gas Central Heating	Band F	D65

DIRECTIONS

In Newton Stewart turn on to Auchendoon Road from Princes Street, continue to the 'Y' junction and Craigard is situated on your right.

POST CODE

DG8 6HD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: departure.ready.marching

SOLICITORS

Rankin & Aitken
4-6 South Strand Street
Stranraer
DG9 7JW

LOCAL AUTHORITY

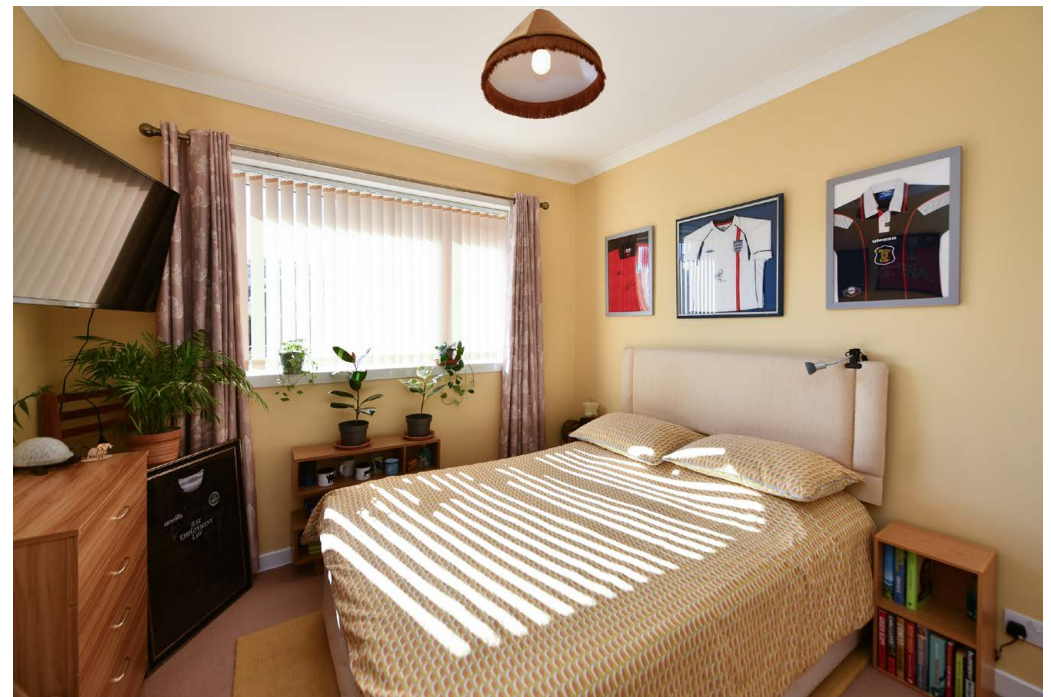
Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.





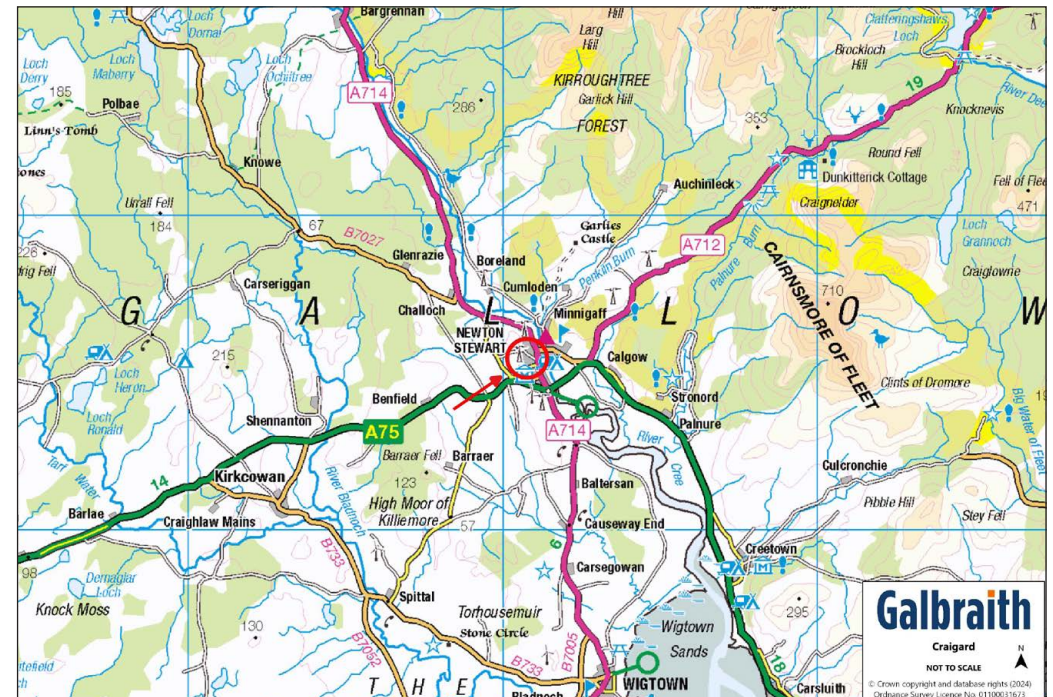
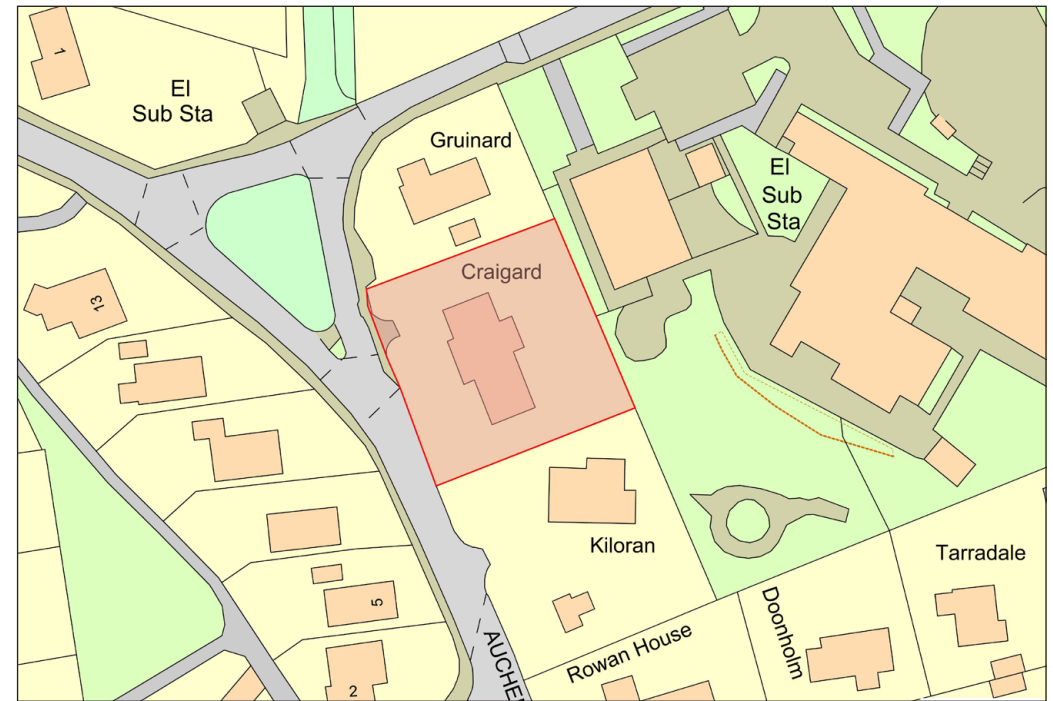
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. 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

Failure to provide required identification may result in an offer not being considered.

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 April 2024





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