



# NO' 13 MAXWELL DRIVE

Newton Stewart, DG8 6EL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





# Location Plan



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# NEWTON STEWART

# No' 13 MAXWELL DRIVE

**Newton Stewart, DG8 6EL**

**Stranraer 24 miles, Castle Douglas 31 miles, Dumfries 49 miles, Glasgow 81 miles, Carlisle 82 miles**

## **BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME OCCUPYING A GENEROUS PLOT IN A QUIET RESIDENTIAL AREA OF NEWTON STEWART**

- MODERN, BRIGHT & SPACIOUS FAMILY BUNGALOW WITH VIEWS TOWARDS GALLOWAY HILLS
- GENEROUS PLOT WITH ENCLOSED LANDSCAPED GARDEN GROUNDS TO THE REAR
- DETACHED GARAGE & OFF-ROAD PARKING
- CONVENIENTLY LOCATED TO LOCAL AMENITIES AND MAJOR COMMUTING NETWORKS

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Isabel Stewart  
McAndrew & Richardson Solicitors  
44 Hanover Street  
Stranraer  
DG9 7RP



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

No' 13 Maxwell Drive is located within the picturesque market town of Newton Stewart in Dumfries & Galloway. The property has recently been modernised and refurbished to a high standard and offers comfortable family living accommodation, with the benefit of private, extensive garden grounds benefitting from views towards the Galloway Hills.

This beautifully presented family home is located in a quiet residential area of Newton Stewart and on the approach, the property appears to be a quaint 'wee' bungalow, however, upon entering the property it is obvious that the accommodation is much more extensive than first appears. The bright central hallway gives access to beautifully presented family rooms which benefit from made to measure fitted blinds

Newton Stewart is an important market town, with the main street punctuated by a series of attractive buildings. The town serves as the centre for a large rural area that includes the vast and sparsely populated Galloway Forest Park to its north and the broad peninsula of The Machars to its south. Sited on the banks of the River Cree, Newton Stewart may be regarded as the gateway to the Galloway Hills and the important historical region of the Machars. The Southern Upland Way runs north of Newton Stewart, which is an accommodation location for the route.

Newton Stewart is also the hub for the large rural area of Wigtownshire known as the Machars. As such it offers a wide variety of shops, services and businesses, which provide visitors and local people alike with a friendly, personal service. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart.

This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. Prestwick Airport is about 60 miles away, with Glasgow International Airport some 90 miles distant.

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for No' 13 Maxwell Drive are sought **in excess of: £265,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453453**

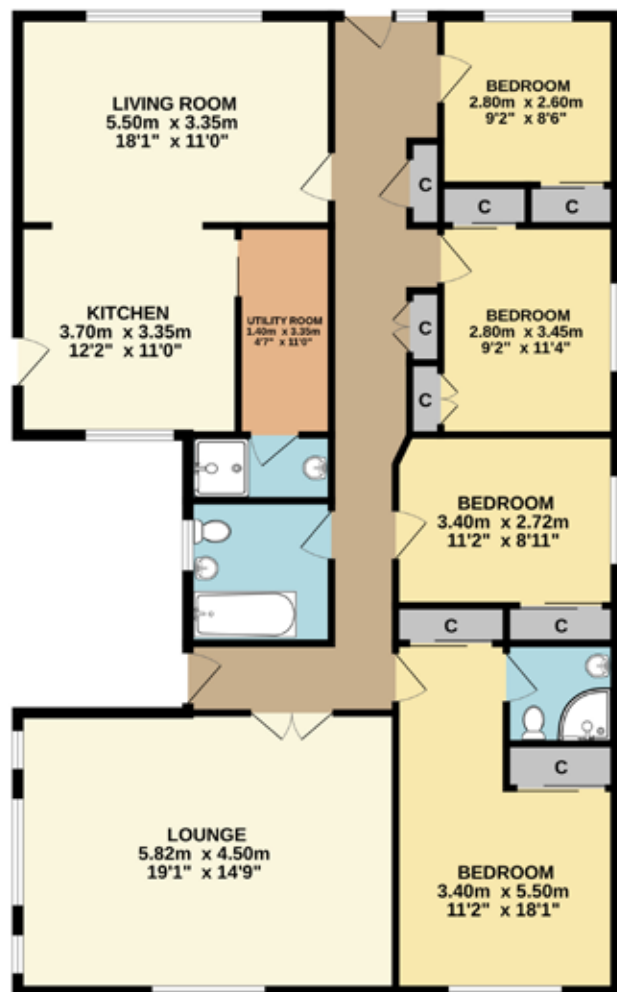
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PARTICULARS OF SALE

### No' 13 Maxwell Drive

Nestled within a quiet residential area of Newton Stewart, this bright & spacious bungalow offers diverse living space over a single floor, very briefly comprising:

- **Central Hallway**  
A bright central hallway with two generous built-in storage cupboards.
- **Dining Room / Living Room**  
Another lovely bright room with a picture window to the front and ample space for family dining or social entertaining.
- **Kitchen**  
With modern fitted floor & wall units incorporating a moveable central island providing breakfast bar seating with shelving below. In addition, there is a built-in electric oven and an induction hob with a cooker hood, picture windows to the side and rear, door to rear garden grounds. The kitchen flows seamlessly into the living room, which the current owners utilise as a lovely family dining room.
- **Utility Room**  
With a wall unit and worktop with plumbing below for white goods.
- **Shower Room**  
With an enclosed shower cubicle and wash hand basin.
- **Family Bathroom**  
A modern bathroom suite with bath, WC, WHB set in vanity unit, tiled walls.
- **Lounge**  
A lovely bright and spacious family room with floor to ceiling glazing units to rear overlooking the garden grounds and the Galloway Hills, a window to the side further enhances the natural light. Double internal doors leading onto hallway.
- **Bedroom 1 / Office / Games Room**  
Currently utilised as a games room with a window to the front and large built-in wardrobe.
- **Double Bedroom 2**  
With built-in wardrobes and large Velux window.











- **Double Bedroom 3**

With built-in wardrobes and a window to the side.

- **Master Suite 4 (Ensuite)**

A spacious master suite with built-in wardrobes and ensuite off. A picture window overlooks the garden to the rear and far-reaching views towards the Galloway Hills.

The ensuite benefits from underfloor heating, heated towel rail, corner shower, WC & WHB, frosted window to the side.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	F	C 71

In addition, there is a bank of roof mounted solar panels on an RHI feed-in tariff with payments to the owners averaging £1,200 p.a. therefore making the property more energy efficient.

**OUTSIDE**

A mentioned earlier, there is off-road parking to the front and fabulous spacious garden grounds to the rear where areas are laid to block paving, paving slabs and an area of lawn. A dedicated patio provides the perfect area for alfresco dining or family and social entertaining. In addition, a large detached garage provides further covered parking, or indeed storage space.

**HOME REPORT**

A Home Report can be downloaded by clicking on the property via our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

**MATTERS OF TITLE**

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, Isabel Stewart, McAndrew & Richardson Solicitors for a definitive list of burdens subject to which the property is sold.







## **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

## **INGOING**

There are no ingoing claims affecting the property.

## **WARRANTY CLAUSE**

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

## **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

## **ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

## **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do, however, reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

## **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## **IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared July 2024***







