



ADA VILLA

Palnure, Newton Stewart, DG8 7AX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



ADA VILLA

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Newton Stewart 3 miles, Gatehouse of Fleet 16 miles, Stranraer 28 miles, Dumfries 44 miles, Ayr 52 miles, Glasgow 82 miles

A BEAUTIFULLY PRESENTED FAMILY HOME SITUATED IN A FABULOUS RURAL SETTING WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- DETACHED, BEAUTIFULLY PRESENTED THREE BEDROOM BUNGALOW FEATURING VIBRANT DÉCOR WITH SATURATED TONES SUCH AS ELECTRIC BLUE AND FIERY ORANGE
- WRAP AROUND GARDEN GROUNDS WITH AMPLE OFF-ROAD PARKING AND INTEGRATED GARAGE
- RURAL SETTING ENJOYING OPEN VIEWS WITH A PLETHORA OF NATIVE WILDLIFE
- CLOSE TO THE DARK SKIES GALLOWAY FOREST PARK & 7STANES CYCLE ROUTES
- RURAL YET WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Stephen McLean
Brazenall & Orr LLP
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Ada Villa is a beautifully presented and spacious three-bedroom bungalow set in an idyllic semi-rural location enjoying open views across the Galloway countryside. The property is set within a very generous plot with wrap around garden grounds and the private driveway provides ample parking along with an integrated garage.

Ada Villa has been greatly improved within the current ownership offering bright, modern and spacious family accommodation arranged over a single level incorporating a lounge / dining room, sunroom, kitchen, utility room, family bathroom, etc. A more detailed description of the accommodation, along with a floor plan, is available within these particulars of sale.

This charming bungalow is set in a rural setting within the hamlet of Palnure. The location is such that a plethora of native wildlife can be enjoyed on a daily basis, such as deer, variety of birds including barn owls, birds of prey, etc. In addition, outdoor pursuits such as cycle routes, walking and hill climbing are available straight from the doorstep.

Newton Stewart, located just three miles from Ada Villa, hosts a wide range of professional and banking services, leisure facilities, restaurants, cafés and supermarkets as well as both primary and secondary schooling. Known as the “Gateway to the Galloway Hills”, Newton Stewart acts as a hub for outdoor activities like walking, hiking and mountain biking in the Galloway Forest Park, it is also famous for its excellent salmon and trout fishing in the River Cree. A wealth of wildlife can be seen such as red and roe deer, and wild goats thrive on the mountainous surrounding hills. There are many great places to visit within close proximity to Ada Villa including beaches, historic sites and villages, castles, museums and a whole lot more.

This area of southwest Scotland is renowned for its spectacular coastlines, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 30 miles away, and there are international airports in Glasgow (85 miles) and Edinburgh (121 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for Ada Villa are sought **in excess of: £280,000**

VIEWING

By appointment with the sole selling agents:

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

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious detached bungalow occupies a very generous plot with wrap around garden grounds. The accommodation is set over a single floor, very briefly comprising:

- **Entrance Hallway**
The property is accessed via a modern composite door with a circular glazed panel. Opening to the vestibule which has glazing to either side, then through a glazed door to a bright, welcoming hallway which has built-in storage cupboards.
- **Lounge**
A lovely family room with a picture window to the front and a wide archway to the dining room. Clever use of a blue tinted glass provides coloured light from the adjoining sunroom and double-glazed doors with glazed panels at either side, open to the hallway.
- **Dining Area**
The dining area has ample room to accommodate a family dining and a great area for socialising. A wide archway leads through to the kitchen and a glazed door with glazed side panels leads to the sunroom.





- **Sunroom**

A lovely area to relax and enjoy the peaceful surroundings throughout the year. Patio doors lead to the garden grounds.

- **Kitchen**

With a fabulous range of modern floor units incorporating a breakfast bar, integrated dishwasher, induction hob and electric oven, a picture window is set to the side.

- **Utility Room**

Plumbed for white goods, window to the rear and door to integrated garage.

- **Family Bathroom**

With modern sanitary ware and a 'P' shaped bath with a shower over, a window is set to the rear.





- **Bedroom 1**
This room is currently used as a hobby room / office, there is a window to the rear and built-in wardrobes.
- **Bedroom 2**
With an alcove that has hanging rails and a window is set to the rear.
- **Bedroom 3 with Ensuite**
A spacious, light-filled room with a window to the front and built-in wardrobes. The ensuite has modern sanitary ware and a corner shower cubicle.



OUTSIDE

Ada Villa occupies a generous plot and is approached via its own driveway, providing ample parking for several vehicles. There are wrap around garden grounds surrounding the property, predominantly laid to lawn with wonderful open views across the surrounding countryside.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	A combination of infrared & air sourced	E	D (65)

Ada Villa also benefits from a bank of roof mounted solar panels which are on a SEG tariff with 10KW Battery Storage and a Tethered EV Charger.

HOME REPORT

The home report for Ada Villa can be downloaded from our website.

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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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). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Stephen McLean, Brazenall & Orr LLP**, 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.

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 system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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 April 2026

Sale Plan



