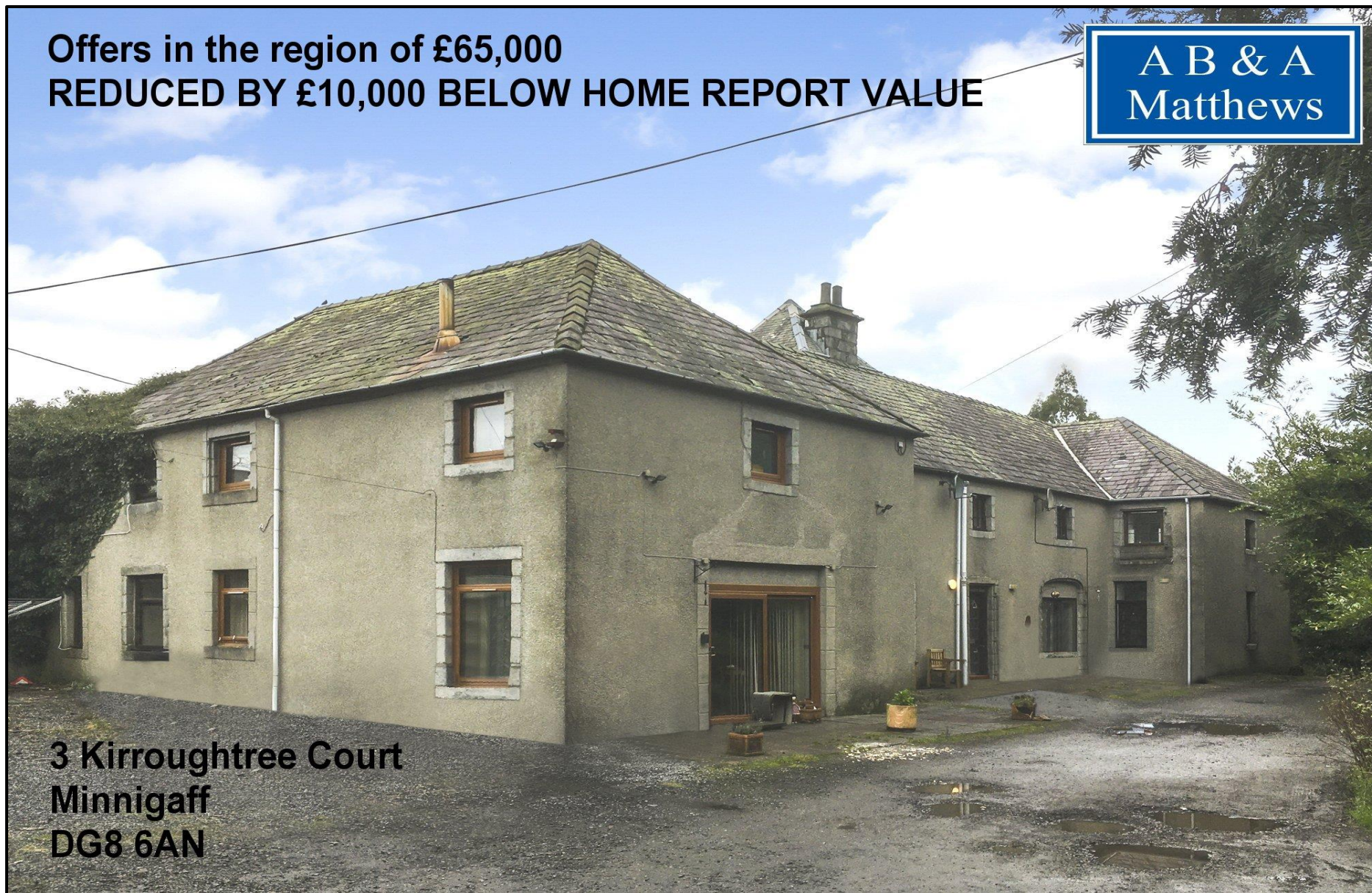


**Offers in the region of £65,000
REDUCED BY £10,000 BELOW HOME REPORT VALUE**

**A B & A
Matthews**

**3 Kirroughtree Court
Minnigaff
DG8 6AN**





Nestled on the eastern bank of the River Cree, just across the historic Bridge of Cree from Newton Stewart, Minnigaff is a peaceful village rich in character and steeped in history. Surrounded by the rolling hills and woodlands of Galloway Forest Park, it offers a tranquil rural setting with easy access to both nature and nearby amenities.

The village is a gateway to some of southwest Scotland's most scenic walking routes, including trails through the Minnigaff Hills and the nearby Wood of Cree, an RSPB nature reserve teeming with wildlife and ancient woodland. From morning birdsong to breathtaking views over the hills, Minnigaff offers a slower pace of life, perfect for those seeking peace, natural beauty, and a touch of heritage.

Despite its rural feel, Minnigaff is just minutes from the shops, services, and schools of Newton Stewart, making it ideal for anyone looking for a village lifestyle without isolation. With its blend of history, charm, and proximity to nature, Minnigaff is truly one of Galloway's hidden gems.



Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- ◆ **End terraced property**
- ◆ **Two bedrooms**
- ◆ **Converted stable block**
- ◆ **Double glazed & Electric heating**
- ◆ **Communal courtyard & off-road parking**

Set within the impressive former stable block of the Kirroughtree Estate, this distinctive property offers a rare opportunity to enjoy character-filled living in a tranquil, semi-rural location. Originally part of the estate grounds, the building was sympathetically converted in the 1990s, blending historic charm with comfortable modern features.

Accessed via a communal entrance at the front of the building, the property is quietly situated to the rear left, offering privacy and a peaceful outlook. The home benefits from double glazing and electric heating, along with shared use of a charming communal courtyard and off-road parking—ideal for both residents and visitors.

This unique property is perfect for those seeking something a little different—a home with history, character, and a peaceful setting, just a short distance from the shops and amenities of nearby Newton Stewart.



GROUND FLOOR ACCOMMODATION

Hall – 1.80m x 1.00m

UPVC glazed entrance door. Stairs giving access to first floor accommodation. Understairs cupboard. Radiator.

Bedroom 1 – 3.50m x 2.84m

South and west facing windows. Built-in shelved and hanging cupboard. Electric panel heater.

Bedroom 2 – 4.49m x 2.31m

South facing window. Built-in shelved and hanging cupboard. Electric panel heater.

Bathroom – 2.25m x 1.86m

Fitted with a white suite comprising WC, wash hand basin and bath. Wall mounted electric convector heater.

FIRST FLOOR ACCOMMODATION

Landing

Built-in cupboard housing hot water cylinder.

Lounge – 5.46m x 4.59m

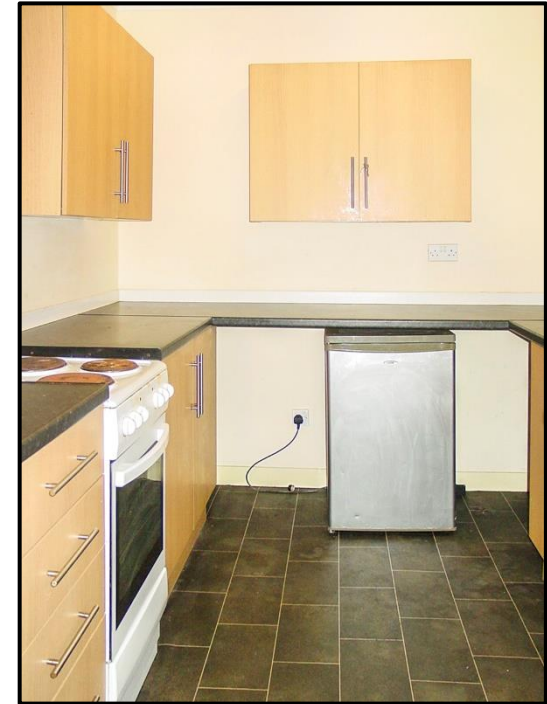
Spacious lounge with north and east facing windows. Storage heater.

Kitchen – 3.42m x 2.46m

South facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel sink. Space and plumbing for washing machine.

Garden

Communal courtyard. Off-road parking.



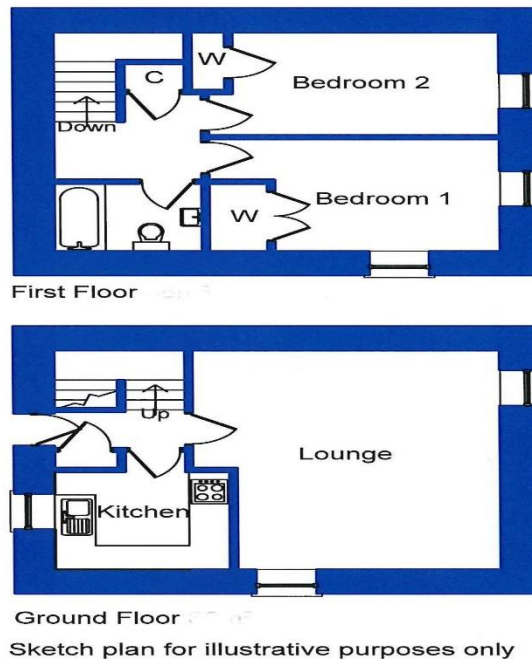


SERVICES

Mains supplies of water and electricity. The property is to a septic tank.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamattthews.com

The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.