



# ‘Tigh Na Cree’

Minnigaff, Newton Stewart, DG8 6NR

Tigh na Cree



Detached bungalow in  
prime location with a  
stunning outlook over the  
River Cree.

Guide Price: £210,000



'Tigh Na Cree', Creebridge, Minnigaff, DG8 6NR



1



3



1

#### Key Features:

- . Walk in condition
- . Front conservatory
- . Integral double garage
- . Off road parking
- . Full UPVC Double glazing
- . Gas fired central heating
- . Low maintenance garden
- . Prime location
- . Ideal holiday let investment









## Property description

A detached bungalow within a quiet residential area located on the banks of the River Cree, yet only a short walk from the centre of the ever-popular market town of Newton Stewart. In good condition throughout, this property offers spacious accommodation over one level. Benefiting from a conservatory to the front leading into a spacious lounge with electric stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Having been maintained to a high standard, this property would be ideally suited as a full time family home or has the potential to be used a 2nd/ holiday home investment. With a pleasant outlook and easily maintained garden ground and all amenities within easy reach such as shops, pubs, cafes/ restaurants, cinema, only a short walk distant. Viewing this property is to be thoroughly recommended.

Occupying a pleasant location within the town of Newton Stewart, this is a charming, traditional detached bungalow which provides spacious accommodation over one level. From the front of the property there is a stunning outlook over the River Cree and beyond.

The property, which is in good condition throughout, currently benefits from a conservatory to the front leading into a spacious lounge with multi-fuel stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Fully double glazed with gas fired central heating and of traditional construction under a tile roof, this property has been maintained to a high standard. Within walking distance of the town centre, this would be an ideal family home and also has the potential to be used as a 2nd/ holiday home investment.

There is an area of easily maintained garden ground which has been fully landscaped also giving access to a large integral garage and off road parking.

The surrounding area is one of natural beauty with easy access to superb and scenic forest walks, fishing, and excellent golf courses. Other places of interest close by include Scotland's book town of Wigtown (7 miles), historical sites at Whithorn (18 miles) and the town of Stranraer (25 miles) where there is a further range of excellent amenities.









## Accommodation

### Conservatory

Spacious conservatory located to the front of the property with single glazing, mains power and outlook over the river. Gives access into lounge.

### Lounge

Generous sized lounge to front of property housing a multi-fuel burning stove, central heating radiator, large, double-glazed window, and TV point. Also allows access to main hallway and front conservatory.

### Hallway

Large open hallway giving access to all rooms as well as built in storage, central heating radiator and rear access to property. There is also access to integrated double garage as well as the fuse box. Ramp access to garage, and electric garage door gaining access to the outside, suitable for disabled access.

### Kitchen

Bright and spacious dining kitchen with linoleum flooring and tiled wall. Double glazed window with integrated appliances to include dish washer, fridge and stand alone cooker. Central heating radiator and built in pantry.

### Bathroom

Generous sized bathroom with mains shower over bath, WHB, toilet and central heating radiator with heated towel rack. Double glazed window with linoleum flooring and tiled wall.



## Accommodation

### Bedroom 1

Double bedroom to the rear of the property with 2 x double glazed windows, built in storage and central heating radiator.

### Bedroom 2

Double bedroom towards front of the property with double glazed window, central heating radiator and built in storage.

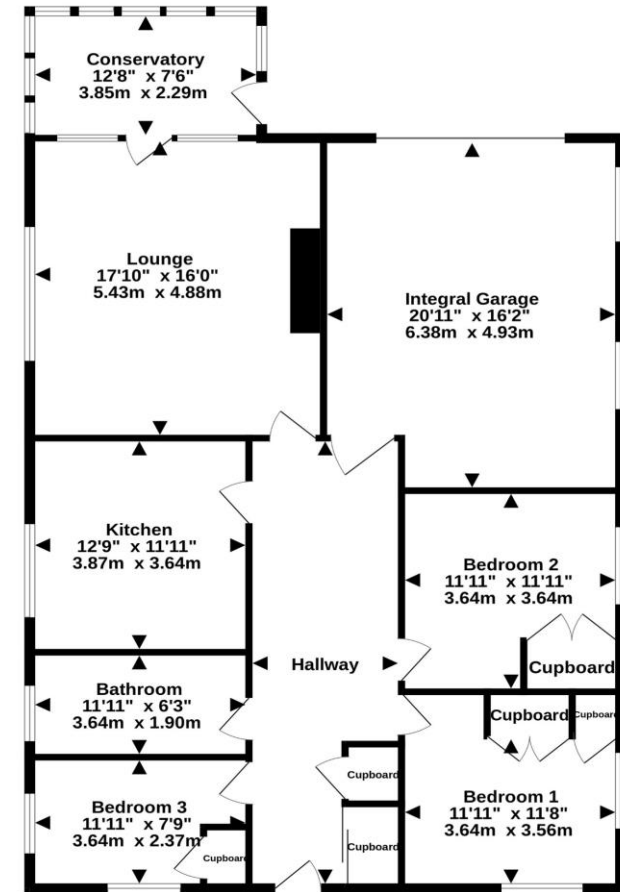
### Bedroom 3

Compact double bedroom towards the rear of the property with 2 x double glazed windows, central heating radiator and built in storage.

### Garage

Integral spacious double garage with 2 x double glazed windows, up and over electric door, ceiling hung airing rack, mains power and plumbing for washing machine. Garage currently stores washing machine, tumble dryer and freezer. Access also to hallway.

Ground Floor  
1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.







## NOTES

It is understood that, on achieving a satisfactory price, the vendor will include the fitted floor coverings and blinds throughout. Contents within the property are negotiable.

CURRENT RATEABLE VALUE- £3,150 Effective from 01-APR-23

EPC Rating  
C(71)

SERVICES  
Mains

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

## OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

## PRICE

On application to the selling agents.

