



**1 Cree Houses,
Minnigaff,
Newton Stewart,
DG8 6PW**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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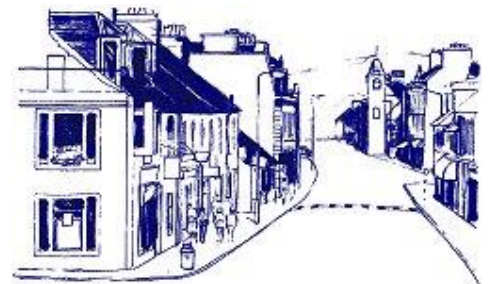
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- **Semi-detached spacious bungalow situated in popular residential area of Minnigaff**
- **3 Bedrooms and 2 Public Rooms**
- **The property has been maintained to a high standard and benefits from double glazing and electric heating**
- **Easily maintained garden**
- **Offers in the region of £120,000**



1 CREE HOUSES, MINNIGAFF

Semi-detached three-bedroom family bungalow, situated in quiet residential area of Minnigaff close to all local amenities. The property has been maintained to a high standard benefiting from double glazing, electric heating and easily maintained garden.

Accommodation comprises: - Hall. Lounge. Kitchen. Conservatory. 3 Bedrooms (One En-Suite). Bathroom.

ACCOMMODATION

Hall

L-shaped hall with UPVC glazed entrance door. Wall mounted built-in cupboard housing the electric meters. Hatch to attic. Electric storage heater.

Lounge

4.14m x 3.57m

East facing window. Built-in shelved cupboard. Electric storage heater.



Kitchen

3.60m x 2.14m

West facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space for cooker with extractor fan above. Space and plumbing for washing machine and dishwasher. Glazed door giving access to conservatory. Electric storage heater.



Conservatory

4.90m x 3.06m

Glazed on three sides with French doors giving access to garden. Polycarbonate roof which has been lined. Electric storage heater.



Bedroom 1

5.07m x 2.82m

East facing window. Built-in shelved and hanging cupboard with sliding mirrored doors. Electric storage heater.

En-Suite

2.83m x 1.23m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and walk-in shower cubicle with electric shower. Heated ladder style towel rail. Extractor fan.

Bedroom 2

3.36m x 2.74m.

East facing window. Electric storage heater.



Bedroom 1



Bedroom 2

Bedroom 3

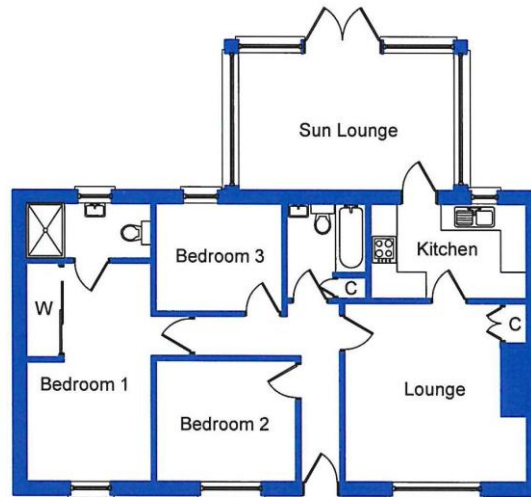
3.00m x 2.50m

West facing window. Electric storage heater.

Bathroom

2.15m x 1.89m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Heated towel rail. Extractor fan.



Sketch plan for illustrative purposes only

Garden

There is an easily maintained garden ground to the front and rear of the property with pedestrian access from the public road. The garden is mainly laid to lawn with patio area and mature flowering borders.

OUTBUILDING

Garden Shed.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric storage heating. EPC = E.

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £120,000 are anticipated and should be made to the Selling Agents.

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.



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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.