



**Greenbank Old Edinburgh Road, Minnigaff**

Newton Stewart

Offers Over - £355,000



# Greenbank Old Edinburgh Road

Minnigaff, Newton Stewart

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended.

Council Tax band: F

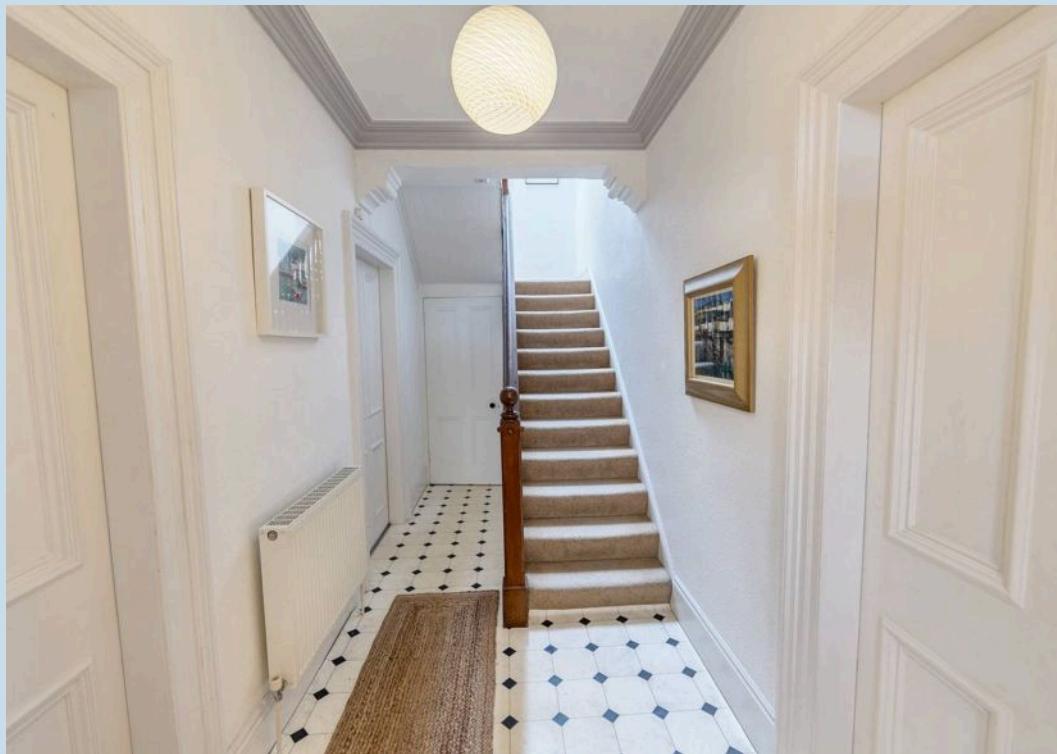
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious family home
- Traditional build
- 5 bedrooms
- Flexible accommodation
- Stunning views
- Private driveway
- Peaceful location
- Set within its own generous plot
- Detached store

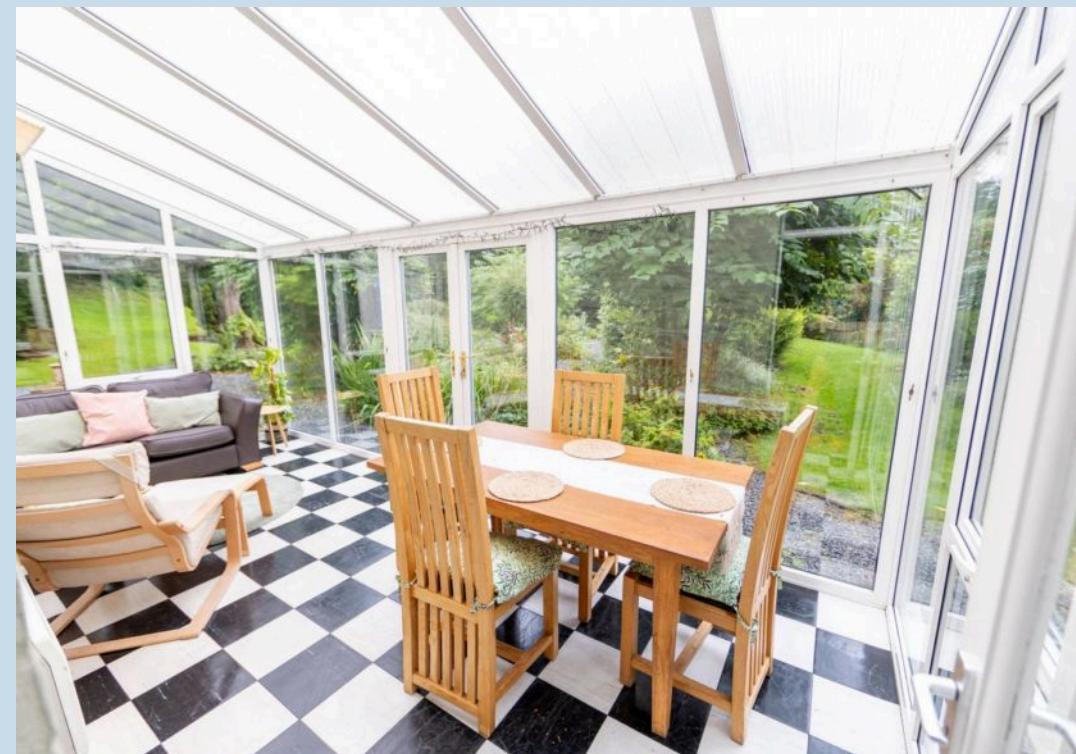






An opportunity to acquire a detached property, occupying a first-class location within a prime residential development in a sought after and prestigious part of Minnigaff. 'Greenbank' provides well-proportioned and bright accommodation over two levels. The property benefits from gas fired central heating as well as full uPVC double glazing. In excellent condition throughout, set within its own generous area of fully landscaped garden ground and ample off-road parking. Sat on an elevated plot, this property provides a stunning outlook over the town of Newton Stewart and landscape beyond. This property also benefits from a spacious conservatory which provides a full outlook over Greenbank's stunning garden grounds as well as outside access. Currently comprising of a spacious fitted kitchen, lounge and dining area as well as a separate sitting room giving access to the conservatory.

Of traditional construction under a tile roof, as well as having an extension to the rear. The extension has allowed the property to benefit from a rear ground floor shower room and utility space off the kitchen. This property also benefits from five bedrooms, four of which are double and one single, as well as a bright and generous, luxury bathroom on the upper floor with feature stand alone Victorian style bath. This makes to be a stunning family home. As well as providing stunning views, this generous plot has also been fully landscaped benefiting from maintained lawn area, planting borders, gravel pathways as well as planted trees and hedges backing onto the local Golf Course. There is also a separate outbuilding currently used as storage with potential and scope to be converted into separate living accommodation.





### Hallway

Front entrance via UPVC storm door into front porch providing access into spacious hallway. Hallway provides access to full ground level accommodation as well as an oak staircase giving access to upper-level accommodation. Central heating radiator, integrated smoke detector as well as original cornice plasterwork.

### Lounge

14' 2" x 13' 9" (4.32m x 4.19m)

Spacious lounge towards front of property with open plan access to dining room. Two large double-glazed windows, central heating radiator as well as feature multi fuel burning stove. TV point and original cornice plasterwork.

### Dining Room

13' 9" x 10' 5" (4.19m x 3.17m)

Heading towards rear of property via access from hallway as well as open plan access from lounge, a spacious dining room with central heating radiator, large double-glazed window allowing for natural brightness and original cornice plaster work.

### Sitting Room

13' 9" x 12' 6" (4.19m x 3.82m)

Generous sized sitting room towards front of property with access to kitchen and side conservatory. Central heating radiator, large double-glazed window, TV point and feature coal burning stove.

### Conservatory

18' 1" x 8' 1" (5.51m x 2.47m)

Large conservatory added to side of property providing outlook over extensive garden grounds. Full UPVC double glazing with French doors providing outside access, mains power and electric storage heater.





### **Kitchen**

12' 6" x 10' 10" (3.82m x 3.30m)

Spacious kitchen towards rear of property with both floor & wall mounted units with laminate worktops, stainless steel sink with mixer tap, currently housing an 8pc gas burning stove and oven. Two double glazed windows providing outlook over rear garden grounds, large central heating radiator and access to rear extension.

### **Utility Room**

7' 11" x 7' 3" (2.41m x 2.21m)

Generous sized utility room part of rear extension with floor mounted units, stainless steel sink with mixer tap, double glazed windows as well as access to shower room and rear garden. Currently housing white goods.

### **Shower Room**

8' 10" x 7' 3" (2.69m x 2.21m)

Part of rear extension, shower room with walk in cubicle housing electric shower, separate toilet and WHB, double glazed window, heated towel rack and splash panel boarding. Central heating radiator also.

### **Bedroom**

11' 0" x 7' 3" (3.35m x 2.21m)

Single bedroom towards rear of property with double glazed window and central heating radiator.

### **Landing**

Spacious open landing providing access to full upper-level accommodation. Central heating radiator as well as loft hatch access.

### **Bedroom**

13' 9" x 13' 5" (4.19m x 4.08m)

Master double bedroom towards front of property with built in storage, feature fireplace, double glazed window providing front outlook as well as central heating radiator.



#### **Bedroom**

12' 2" x 11' 8" (3.72m x 3.56m)

Spacious double bedroom towards rear of property with central heating radiator, double glazed window to side overlooking garden grounds and large Velux window for natural light.

#### **Bedroom**

13' 9" x 11' 2" (4.19m x 3.40m)

Large double bedroom towards rear of property with built in storage, feature fireplace, double glazed window providing front outlook as well as central heating radiator.

#### **Bedroom**

12' 11" x 9' 11" (3.93m x 3.02m)

Double bedroom towards front of property with built in storage, double glazed window providing front outlook as well as central heating radiator.

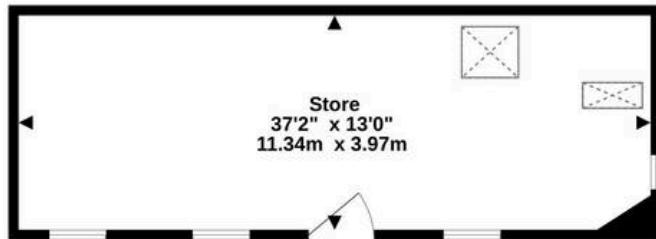
#### **Bathroom**

8' 4" x 6683' 1" (2.53m x 2,037.00m)

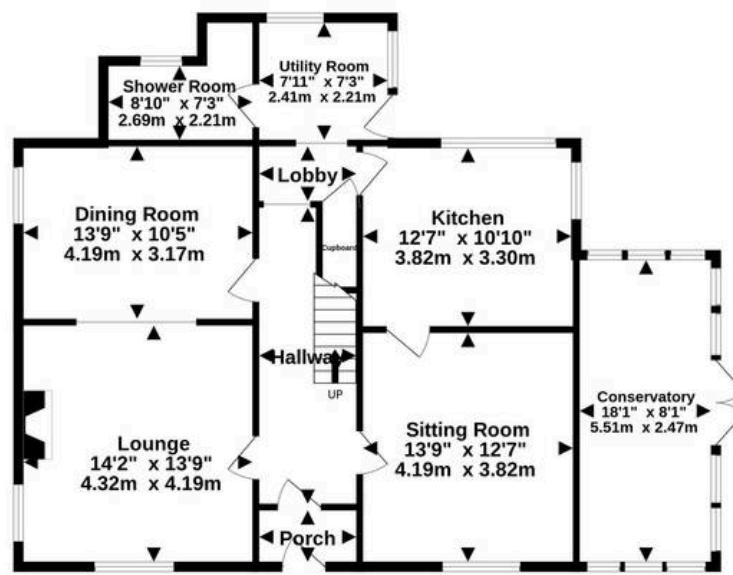
Large luxury bathroom, with stand alone Victorian style bath, walk in mains shower cubicle, separate toilet and WHB, heated towel rack as well as central heating radiator. Tiled floor and wall as well as large Velux window for natural light.



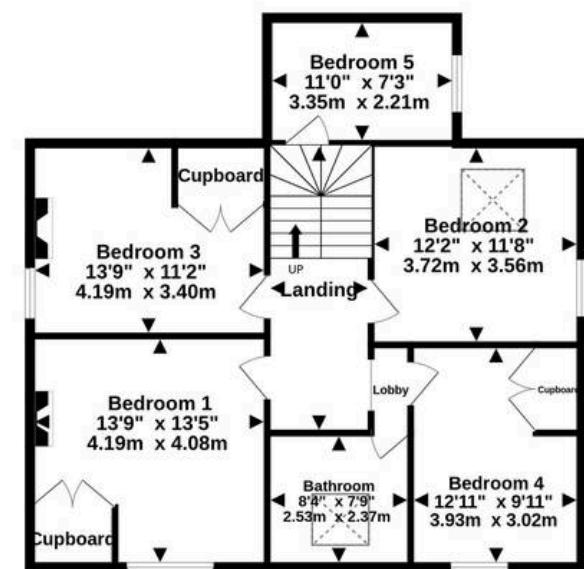




Ground Floor  
1521 sq.ft. (141.3 sq.m.) approx.



1st Floor  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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