



A B & A
Matthews

Killin
Creebridge
Minnigaff
DG8 6NR

Offers in the region of £210,000



Minnigaff is a charming and historic village located in the heart of Dumfries and Galloway, just across the River Cree from the bustling market town of Newton Stewart. Surrounded by stunning natural beauty, Minnigaff offers a peaceful, semi-rural lifestyle while still being close to a wide range of local amenities. It provides easy access to the scenic Galloway Forest Park—Britain's first Dark Sky Park—making it a haven for walkers, cyclists, and nature lovers.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Detached bungalow
- Two bedrooms & three public rooms
- Situated close to all local amenities
- Benefits from double glazing & oil-fired central heating
- Large garden, driveway & integral garage



Lounge

This beautifully maintained two-bedroom detached family bungalow, situated in quiet residential area close to primary and secondary schools and within walking distance of town centre and all local amenities. The property has been well maintained throughout, benefiting from double glazing and gas fired central heating.

Killin stands in a generous plot with a concrete drive giving access to the garage providing off-road parking for several vehicles. Viewings are highly recommended.





Dining Room



Conservatory

ACCOMMODATION

Entrance Porch

UPVC glazed entrance door with glazed side panel. Hardwood glazed door giving access to the hall.

Hall

Two build-in storage cupboards with shelved storage, one housing boiler. Access to attic via hatch. Radiator.

Lounge - 4.55m x 3.73m

Spacious family room with north-west facing window. Feature floating fireplace with marble surround and coal effect electric fire providing an attractive focal point. Radiator.

Dining Room - 3.73m x 2.45m

Open plan with lounge with south-east facing window overlooking the rear garden. Radiator.

Kitchen - 3.31m x 3.00m

South-east facing window. Fitted with a good range of wall and floor units, tiled splashbacks, ample worktop and inset ceramic sink. Integrated appliances include dishwasher, electric hob with chimney style extractor fan above and eye level cooker. White UPVC glazed door giving access to the rear garden. Ladder style radiator. All white goods are included in the sale. (x2 washing machines, x1 fridge, x1 freezer and x1 tumble dryer)



Bedroom 1 - 3.60m x 3.00m

North-west facing window. Large built-in wardrobes with shelved and hanging storage with sliding doors. Radiator.

Bedroom 2 - 3.60m x 3.00m

South-east facing window. Large built-in wardrobes with shelved and hanging storage with sliding doors, one with mirrored door. Radiator.

Wet Room - 2.15m x 1.65m

South facing window overlooking front garden. Built-in shelved cupboard and eaves storage cupboard. Radiator.

Conservatory - 5.47m x 3.72m

Bright and airy conservatory which is glazed on 3 sides giving unrestricted views onto the garden. UPVC glazed double doors give access to the garden. Polycarbonate roof. Two radiators.

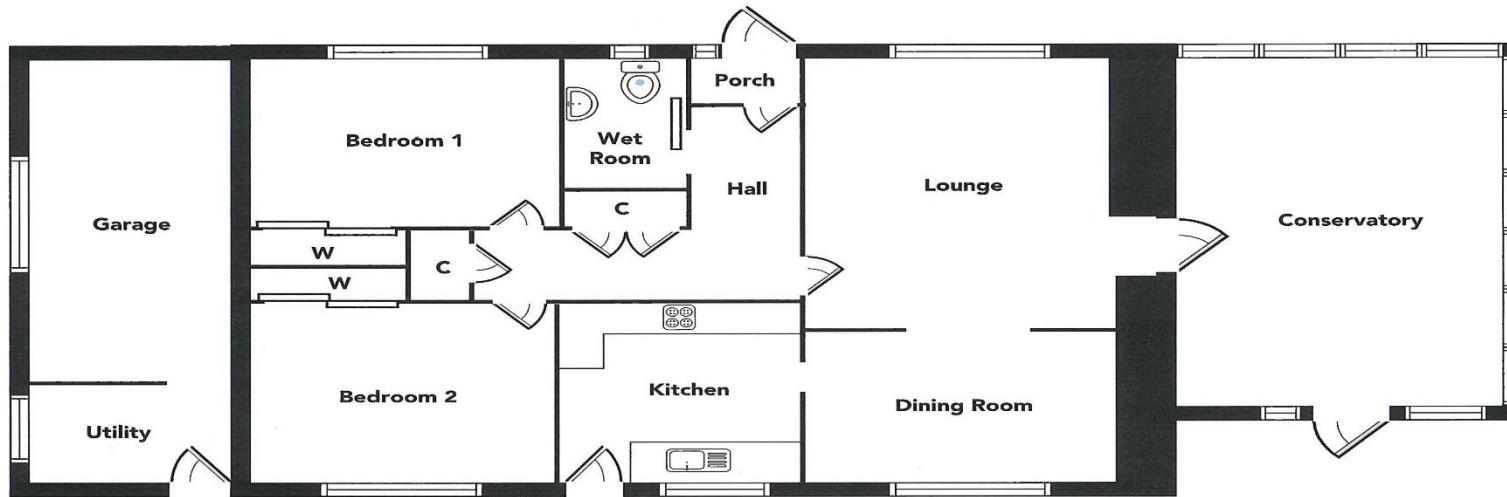
Garden

To the front of the property a concrete driveway gives access to the garage and offers off-road parking for several vehicles. The remainder of the front garden is mostly laid to lawn for ease of maintenance with a good variety of shrubs, ornamental trees and flowering plants giving all year-round interest. There is a large decking area to the rear of the property part of which is roofed over, and the remainder of the garden is mostly laid to lawn for ease of maintenance with a good variety of shrubs.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system.





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.