



Edenvale  
11 Creebridge  
Minnigaff  
DG8 6NP

Offers in the region of £190,000







Minnigaff is a small village located in Dumfries and Galloway, southwest Scotland. It lies just south of the River Cree, and just a short stroll to the larger town of Newton Stewart where you will find good range of amenities including primary and secondary schools, supermarkets, a leisure centre, cinema, health care and a variety of shops located on the high street, ensuring convenience and quality of life.

Newton Stewart and Minnigaff is the ideal destination for people seeking a blend of scenic beauty, outdoor adventure, and small-town charm. Whether you're climbing hills, watching the stars, or browsing local shops, you'll find a warm welcome in this peaceful corner of southwest Scotland.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

- ◆ Mid terraced property
- ◆ Three bedrooms
- ◆ Walk-in condition
- ◆ Gas central heating
- ◆ Easily maintained garden & garage



This beautifully maintained mid-terraced property offers well-proportioned accommodation over two floors and is presented in walk-in condition throughout. The home comprises three bedrooms, a bright and comfortable living area, and a modern kitchen and shower room. To the rear, there is an easily maintained private garden—ideal for relaxing or entertaining—as well as the added benefit of a garage. Situated close to all local amenities, this property is perfect for families, first-time buyers, or those seeking a conveniently located home.

Accommodation comprises: - Ground Floor – Entrance Hall. Lounge. Kitchen. Shower Room. First Floor – 3 Bedrooms. Bathroom.





## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall – 4.06m x 2.05m**

UPVC glazed entrance door with glazed side panels. Cupboard housing electric meters. Understairs storage cupboard. Stairs to first floor accommodation. Radiator.

### **Lounge – 5.35m x 3.35m**

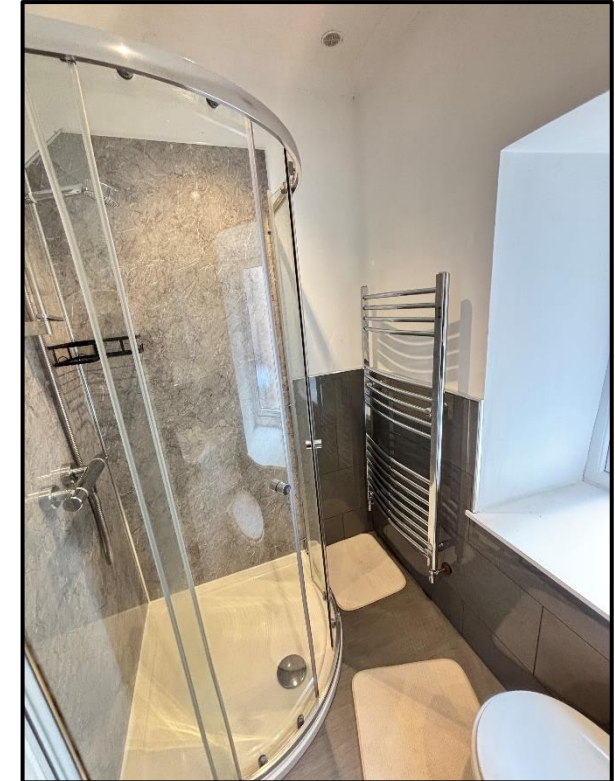
This inviting west-facing lounge is bathed in natural afternoon and evening light, creating a warm and relaxing atmosphere. The large window allows sunlight to stream in. The room features sleek laminate flooring, which adds a contemporary touch while being easy to maintain—perfect for everyday living or entertaining. Radiator.

### **Kitchen – 4.55m x 4.00m**

East facing window overlooking the garden. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks, inset stainless steel drainer sink. Space for slot in cooker with extractor fan fitted above. Space and plumbing for washing machine and dishwasher. Boiler located on the wall. UPVC glazed door gives access to the garden. Radiator.

### **Shower Room – 2.00m x 1.40m**

Partially tiled and partial wet wall panelling and fitted with a white suite comprising back to wall toilet, countertop wash-hand basin with storage cupboard below and walk-in shower cubicle with mains water shower. Heated ladder style towel rail.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

East and north facing windows. Access to all rooms. Attic hatch.

### **Bedroom 1 – 4.80m x 3.40m**

West facing window. Two built-in wardrobes with shelved and hanging storage. Radiator.

### **Bedroom 2 – 4.00m x 2.13m**

East facing window. Built-in wardrobe with shelved and hanging storage. Radiator.

### **Bedroom 3 – 2.63m x 2.08m**

West facing window. Radiator.

### **Bathroom – 2.87m x 1.63m**

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath. Shelved storage cupboard.









**Garden**

The garden is thoughtfully designed for ease of maintenance, making it ideal for busy lifestyles or those seeking a relaxed outdoor space. Predominantly finished in decorative gravel, it offers a clean, tidy appearance year-round with minimal upkeep. A defined patio area provides the perfect spot for outdoor seating, dining, or entertaining. Pedestrian access from the public lane.

**OUTBUILDING**

Timber garage benefitting from a slate roof and has power and light laid on.



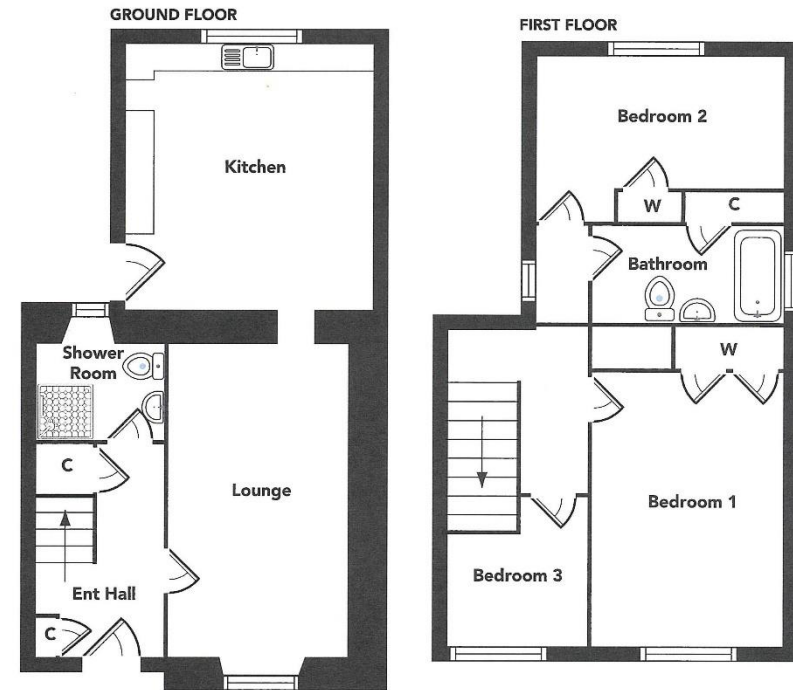


### **SERVICES**

Mains supplies of water 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.



Floorplans are indicative only - not to scale

Produced by Plushplans

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### The Consumer Protection From Unfair Trading Regulations 2008

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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.