



A B & A  
Matthews

Riverside Cottage, Creebridge, Minnigaff, DG8 6PQ

Offers in the region of £185,000





*Riverside, Creebridge, Minnigaff*



Minnigaff is a historic village located just across the River Cree from Newton Stewart in Dumfries and Galloway, southwest Scotland. The two communities are closely linked, connected by the Cree Bridge, yet Minnigaff retains its own distinctive character and quieter atmosphere. Set against the backdrop of the Galloway Hills, Minnigaff offers a peaceful rural setting with easy access to the natural beauty of the Galloway Forest Park. The surrounding landscape provides opportunities for walking, cycling, and wildlife watching, while the nearby River Cree adds to the scenic appeal. Within the village, stone-built houses and traditional architecture reflect its heritage, and the strong sense of community contributes to its welcoming feel. Though tranquil, Minnigaff lies only a short walk from the shops, schools, and services of Newton Stewart, making it a desirable location that combines countryside charm with everyday convenience.



This detached three-bedroom stone-built property is located in the sought-after area of Minnigaff, offering picturesque views over the River Cree. The home combines traditional charm with modern comfort, featuring double glazing and gas central heating throughout. The property includes a well-maintained garden, providing a pleasant outdoor space, along with convenient off-road parking. Its attractive setting and comfortable accommodation make it an ideal family home or a peaceful retreat within easy reach of Newton Stewart's amenities.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

**Key Features:**

- Detached stone-built cottage
- Three bedrooms
- Double glazed & gas central heating
- Easily maintained garden
- Off-road parking
- Views onto the River Cree





## **GROUND FLOOR ACCOMMODATION**

### **Hall**

Stairs giving access to first floor accommodation. Radiator.

### **Lounge – 5.94m x 3.20m**

This bright and welcoming room benefits from east and south facing windows, allowing plenty of natural light throughout the day. Double-glazed sliding doors open into the conservatory, creating a seamless connection between the indoor and outdoor spaces. A feature fireplace with a coal-effect gas fire provides a cosy focal point, complemented by a glazed door leading to the hall and a radiator ensuring warmth and comfort.

### **Conservatory – 3.60m x 3.00m**

The conservatory is glazed on three sides, allowing an abundance of light and offering lovely views of the surrounding garden. It features a durable polycarbonate roof and French doors that open directly onto the garden, creating an ideal space for relaxing or entertaining while enjoying the outdoor setting.



**Rear Hall**

West facing window overlooking the garden.  
Access to the kitchen. Tiled flooring.

**Kitchen – 4.60m x 3.49m**

Spacious kitchen features a west-facing window that captures the afternoon sun, creating a bright and welcoming atmosphere. It is fitted with a good range of wall and floor units, providing ample storage and generous worktop space, complemented by tiled splashbacks and a stainless-steel sink. Integrated appliances include a gas hob with extractor fan above, with additional space and plumbing for a dishwasher and space for a slot-in cooker. The wall-mounted gas combi boiler is neatly positioned within the room, and a radiator ensures warmth and comfort. The tiled flooring is both practical and easy to maintain, and a washing machine and small fridge/freezer can be included if required.

**Bedroom 1 – 3.40m x 2.84m**

East and north facing windows. Radiator.

**Bathroom – 2.36m x 2.00m**

Painted pine panelling to dado rail height and partially tiled. Fitted with a white suite comprising WC, wash-hand basin and bath with mains shower over. Radiator.





## **FIRST FLOOR ACCOMMODATION**

### **Bedroom 2 – 4.64m x 4.11m**

West facing window with views overlooking the garden and River Cree.  
Radiator.

### **Bedroom 3 – 4.11m x 3.25m**

West facing window. Radiator.



### **Garden**

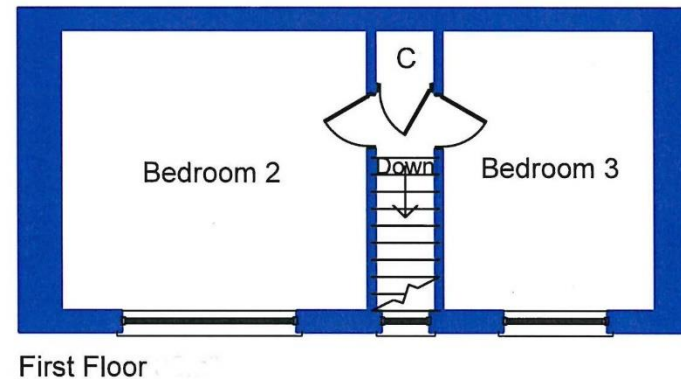
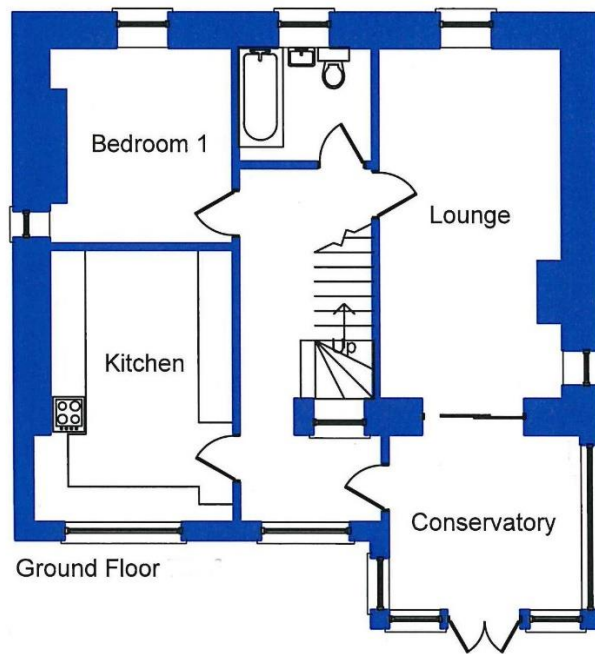
The garden ground laid to patio with a good variety of mature shrubs giving all year-round interest. A gravelled driveway offers off-road parking for several vehicles. Stone built shed with tiled roof. Metal garden shed.



### **SERVICES**

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. EPC = D. Please note the lampshades in the lounge are not included in the sale.





**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

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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.