





Minnigaff is a charming and historic village situated on the eastern bank of the River Cree, adjoining the popular market town of Newton Stewart in Dumfries and Galloway. The village enjoys a peaceful, semi-rural setting while benefiting from close proximity to a full range of local amenities, shops, schools and services in Newton Stewart. Surrounded by rolling countryside and scenic landscapes, Minnigaff offers excellent opportunities for outdoor pursuits, including walking, cycling and access to nearby woodland and hill trails. The area is well known for its strong sense of community and attractive natural environment, making it an appealing location for families, retirees and those seeking a balance of rural living with convenience.



**Council Tax Band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

## Key Features:

- **Semi-detached family property**
- **Three bedrooms**
- **Walk-in condition, recently refurbished to a high standard**
- **Double glazing & gas central heating**
- **Off-road parking**

This attractive semi-detached property is located within a popular residential area and offers well-presented accommodation throughout. The home comprises three bedrooms and is presented in true walk-in condition. Additional benefits include double glazing, gas central heating and off-road parking, making it an ideal choice for families or first-time buyers.





## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

Glazed UPVC door with ornate glass and side panels give access to the property. Stairs to first floor accommodation. Radiator.

### **Lounge – 5.35m x 4.90m**

A spacious family room with a north-facing window offering gentle, even natural light, complemented by a radiator providing warmth and comfort throughout the year.

### **Kitchen – 3.85m x 2.5m**

South facing window overlooking the rear garden. Fitted with a good range of wall and floor units, ample worktops with matching splashbacks and 1½ bowl ceramic sink. Integrated appliances include electric hob with extractor fan above, double oven, fridge freezer and washing machine.

### **Dining Area – 3.42m x 2.76m**

This bright L-shaped dining area is bathed in natural light, with glazing on three sides framing lovely views of the garden. A glazed UPVC door provides seamless access outdoors, creating a welcoming family space perfect for entertaining or unwinding.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Access to all rooms. Large walk-in storage cupboard. Radiator.

### **Bedroom 1 – 3.72m x 3.60m**

North facing window. Built-in wardrobes with shelved and hanging storage. Radiator.

### **Bedroom 2 – 3.71m x 3.00m**

South facing window. Build-in wardrobes. Radiator.



**Bedroom 3 – 2.60m x 2.60m**

North facing window, build-in cupboard. Radiator.

**Shower Room – 2.04m x 1.70m**

Recently refurbished with wet wall panelling and fitted with a white suite comprising WC, wash-hand basin with storage cupboard below and corner shower cubicle with mains water shower. Ladder style radiator.



## **GARDEN**

The front garden is laid in monoblock, providing off-street parking for several vehicles. The rear garden is laid to lawn for ease of maintenance and features a private patio area enjoying open views over surrounding farmland.

## **OUTBUILDINGS**

Wooden garden shed.

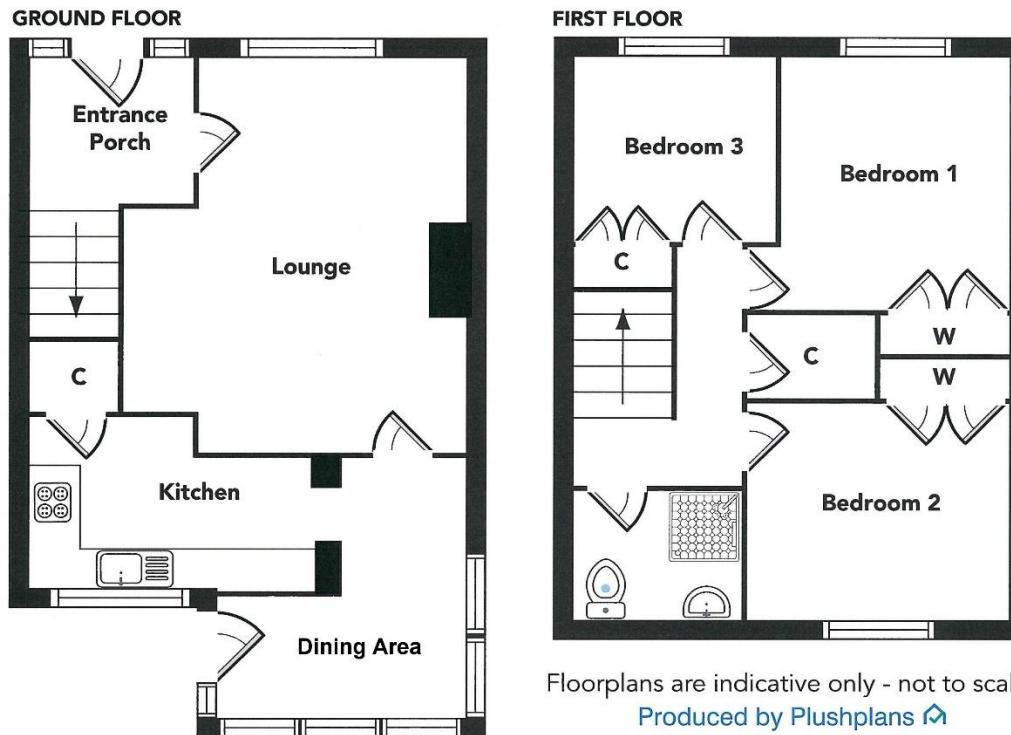
## **SERVICES**

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

## **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.