

**A B & A
Matthews**

**Kirk View
1 Penkiln Mews
Minnigaff
DG8 6AA**

Offers in the region of £185,000



KEY FEATURES:

- **Semi- detached property**
- **Two bedrooms**
- **Two bathrooms**
- **Walk-in condition throughout**
- **Benefits from double glazing & LPG heating**
- **Garage**
- **Uninterrupted river views**



View from the garden

Minnigaff is a charming and historic village situated on the eastern side of the River Cree, adjoining the bustling town of Newton Stewart in the heart of Dumfries and Galloway. Once a separate burgh, Minnigaff retains its own distinct character while benefiting from the amenities and services of its neighbouring town. Surrounded by rolling countryside and woodland, the village is particularly attractive to those who enjoy outdoor pursuits. It sits on the edge of the renowned Galloway Forest Park — the UK's first Dark Sky Park — offering exceptional walking, cycling, wildlife watching and stargazing opportunities. The nearby River Cree and surrounding hills further enhance the area's natural appeal. Minnigaff provides a peaceful residential setting while remaining conveniently close to local shops, schools, healthcare facilities and leisure amenities in Newton Stewart. With its blend of rural charm, community spirit and easy access to stunning landscapes, Minnigaff is a highly desirable location for those seeking a relaxed lifestyle in southwest Scotland.



Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

This attractive semi-detached property is presented in true walk-in condition, offering bright, well-proportioned accommodation ideal for a range of buyers. Thoughtfully maintained and tastefully finished throughout, the home provides both comfort and practicality. The property benefits from two generous bedrooms and two modern bathrooms, ensuring flexibility for family living or visiting guests. The living spaces are light and welcoming, designed to make the most of the picturesque river views which create a wonderful sense of tranquillity. Externally, the home is further enhanced by a private garage, providing secure parking or useful additional storage. Combining stylish interiors, scenic surroundings, and excellent amenities, this charming home represents an exceptional opportunity in a desirable setting.



GROUND FLOOR ACCOMMODATION

Entrance Hall

Glazed UPVC entrance door. Built-in cupboard housing electric meters. Understairs storage cupboard housing electric meters. Stairs to first floor accommodation. Radiator.

Bedroom 2 – 4.11m x 3.74m

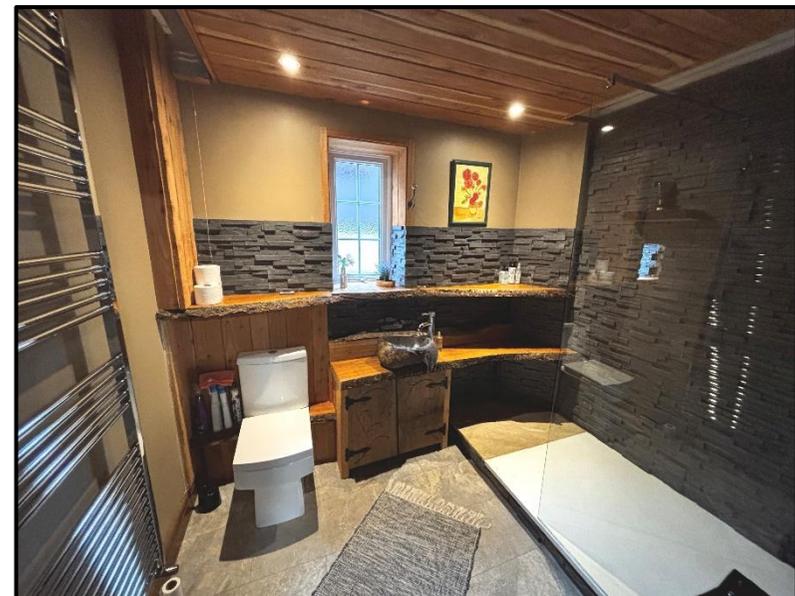
L-shaped room open plan with sun lounge. Built-in wardrobes with shelved and hanging storage, two with mirrored sliding doors. Radiator.

Sun Lounge – 4.70m x 3.45m

Glazed on two sides, this bright and inviting sun lounge enjoys unrestricted views over the picturesque Penkiln Burn. Patio doors provide direct access to the garden, creating a seamless connection between indoor and outdoor living. Radiator.

Shower Room – 2.54m 2.05m

A uniquely styled and contemporary shower room featuring a walk-in shower cubicle with mains-powered shower. The suite also includes a WC and a wash hand basin set above a useful storage cupboard. Finished with tiled flooring and complemented by a modern ladder-style radiator.



FIRST FLOOR ACCOMMODATION

Landing

East facing window. Shelved storage cupboard. Access to all rooms.

Open plan Lounge/Kitchen/Dining Area – 6.75m x 6.12m

This beautifully designed open-plan living space effortlessly combines the kitchen and dining areas, creating a bright and welcoming heart of the home. Two east-facing windows draw in the morning sun, filling the room with natural light, while overhead skylights enhance the airy, spacious atmosphere throughout the day. At the centre of the room, a multi-fuel stove sits within an attractive feature surround, complete with a charming wooden mantle and slate hearth — forming a cosy focal point perfect for relaxing evenings. To the west, two patio doors open directly onto the balcony, offering stunning views over the picturesque Penkiln Burn. The balcony features a decked seating area with its own multi-fuel stove, creating an ideal space for entertaining family and friends. These doors beautifully frame the scenery while allowing seamless indoor-outdoor living and breathtaking sunset views. Practical touches include convenient attic access via a ceiling hatch, providing valuable additional storage. Two radiators ensure year-round comfort.



Kitchen

This spacious open-plan area seamlessly connects the lounge and dining space, creating a sociable and versatile setting ideal for both everyday living and entertaining. The kitchen is fitted with a good range of wall and floor units, offering generous storage alongside ample worktops with matching upstands and stylish splashbacks. A double Belfast sink adds a charming focal point while providing practical workspace. Integrated appliances include a built-under cooker and electric hob, ensuring a streamlined finish, while the breakfast bar offers a relaxed spot for casual dining or morning coffee.



Bedroom 1 – 3.94m x 2.73m

West facing window overlooking the Penkiln Burn. Three built-in wardrobes with mirrored sliding doors.

Shower Room – 2.54m x 2.05m

The L-shaped shower room is both stylish and practical, partially fitted with contemporary wet wall panelling for a sleek finish and easy maintenance. The suite comprises a WC, wash hand basin, and a large walk-in shower cubicle fitted with a mains water shower. A ladder-style radiator completes the space, providing warmth and a handy spot for towels. Overall, this well-designed shower room makes excellent use of its layout while maintaining a clean, modern feel.



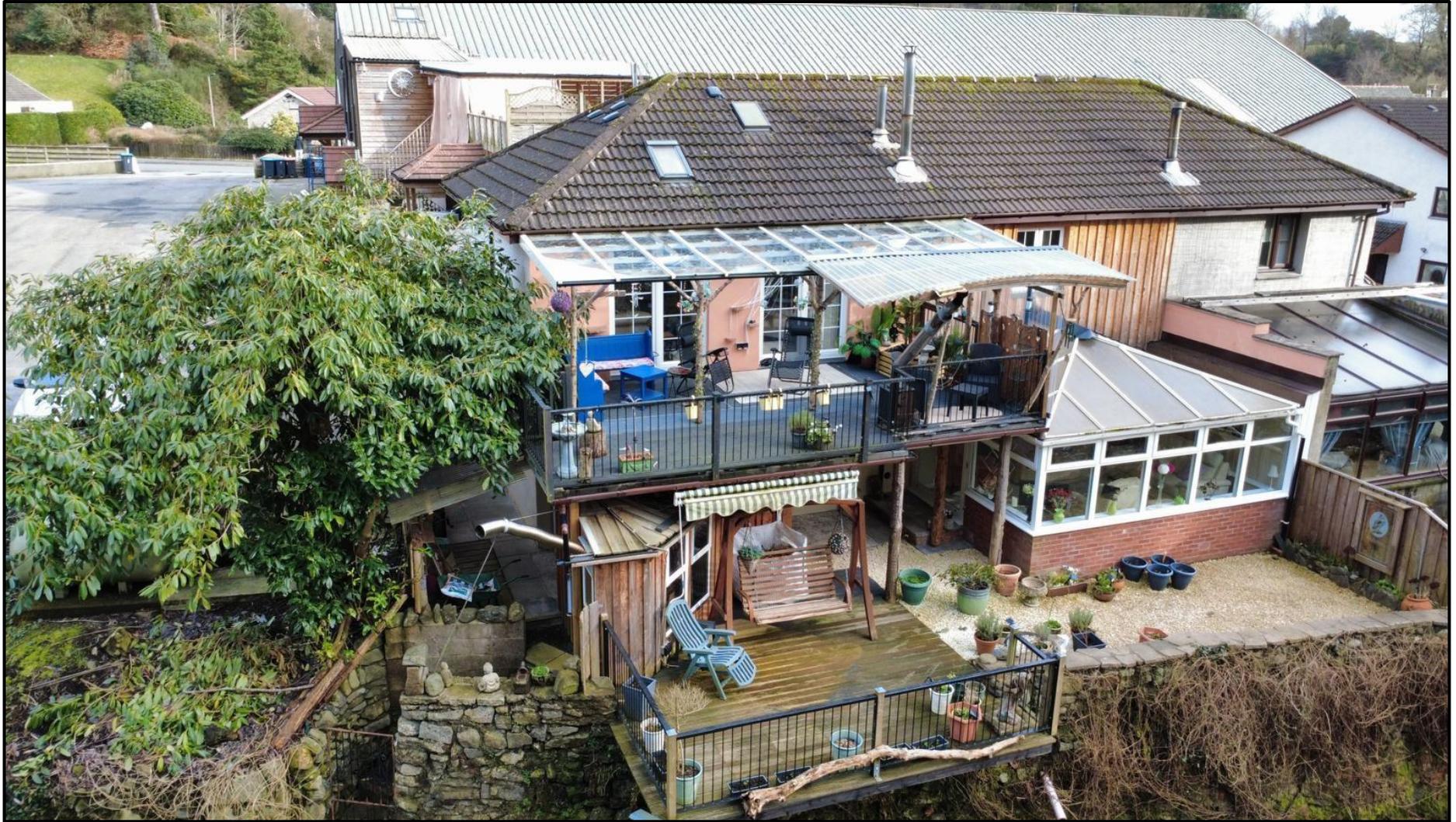
OUTBUILDINGS

- *Garage - 6.44m x 6.10m* - The property further benefits from a spacious garage with an east-facing window, allowing for excellent natural light. Power and lighting are connected, and the space is currently arranged to incorporate both a workshop and a utility area. The utility section is fitted with floor units, generous worktops, and a stainless-steel sink with splashback. There is also space and plumbing for a washing machine. UPVC glazed doors provide direct access to the garden, adding both practicality and convenience.
- Sauna

GARDEN

The property enjoys an easily maintained garden featuring a decked seating area with uninterrupted views over the picturesque Penkiln Burn. A gravelled section provides additional low-maintenance outdoor space, while several external electric outlets add practicality — ideal for outdoor lighting, power tools, or entertaining.





SERVICES

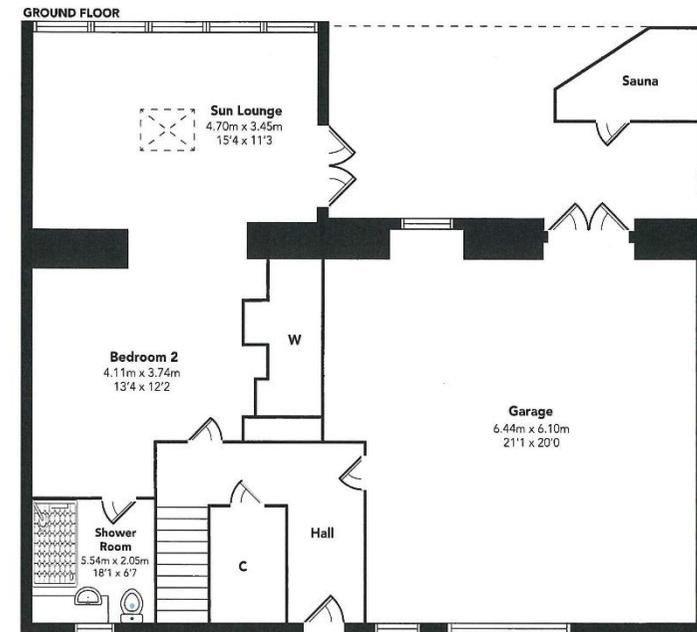
Mains supplies of water and electricity. The property is connected to the mains drainage system. LPG heating.

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
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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.

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