



**6 Bower Drive, Minnigaff**

Newton Stewart

Offers Over £260,000



## 6 Bower Drive

Minnigaff, Newton Stewart

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended.

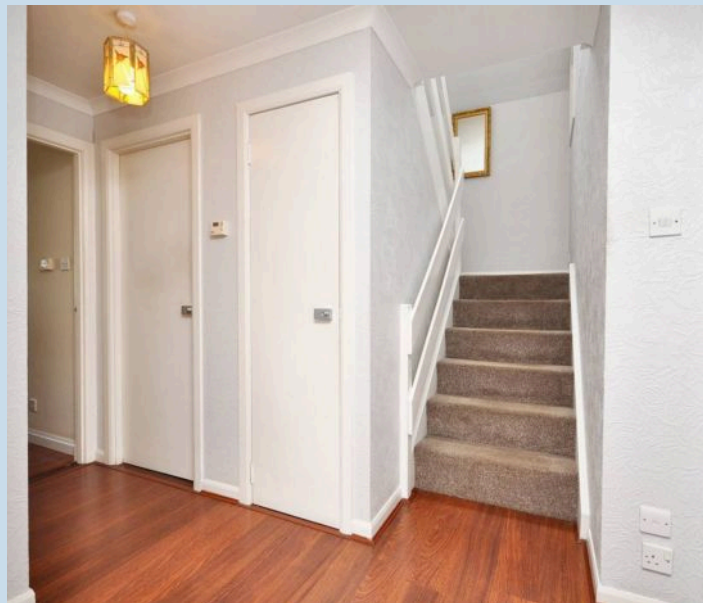
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached family home
- Well sought after location
- Sat on a generous plot
- Tranquil garden grounds
- Ample off road parking
- Spacious integral garage
- Air source under floor heating
- Potential for three spacious bedrooms



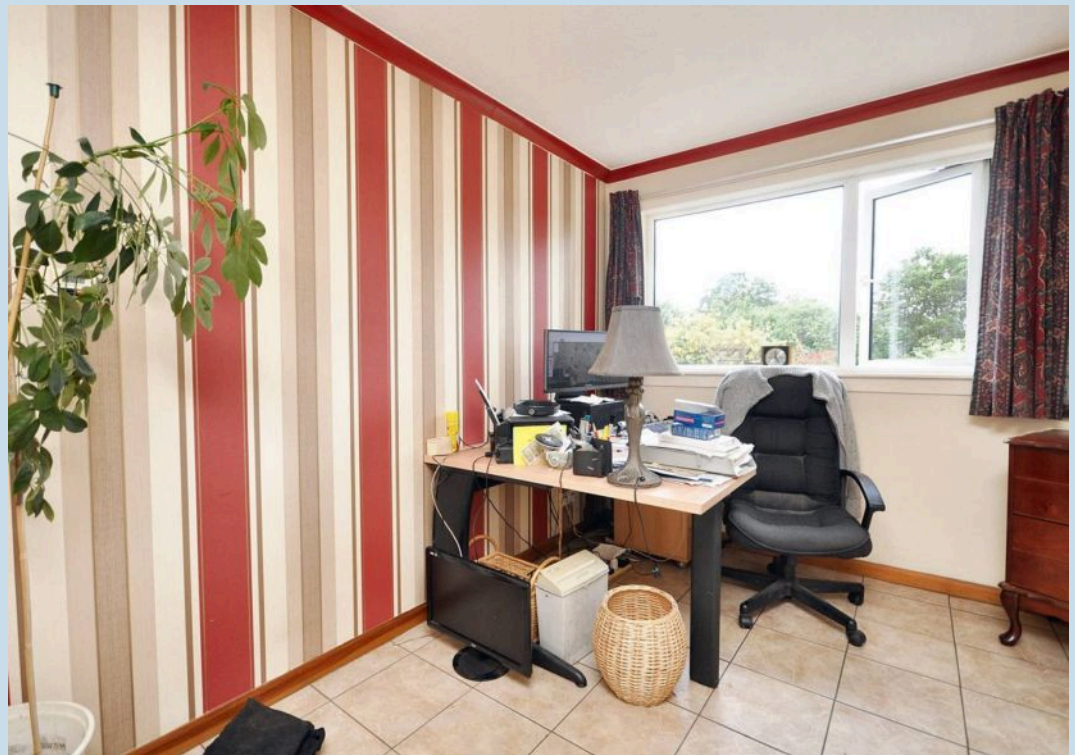




Settled within a well sought after location, this exceptional 3-bedroom detached family home offers the perfect blend of contemporary living and tranquillity. Boasting a spacious layout, this property is sat on a generous plot providing ample off road parking along with a spacious integral garage. Inside, the property benefits from air source under floor heating, ensuring comfort all year round. The open plan living area seamlessly flows into a spacious dining kitchen, creating a versatile space for both relaxation and entertainment.

Moving outside, the property continues to impress with its generous sized and fully enclosed rear garden grounds. The mature grounds feature a paved patio area leading to a gravel section with planting borders, creating a delightful outdoor space for al fresco dining and entertaining. A pathway leads round a feature pond with bridge access, adding a touch of serenity to the space. In addition, a garden room provides a relaxing retreat, perfect for enjoying the beauty of the surroundings. To the front of the property, spacious grounds offer ample off road parking, with a well-maintained lawn area and planting borders adding to the charm of the exterior. This property truly offers a private and tranquil setting, making it the ideal family home for those seeking a harmonious blend of indoor elegance and outdoor beauty.





### Hallway

Front entrance leading into spacious hallway providing access to full ground floor accommodation as well as stairs giving access to upper floor accommodation. Generous built in storage as well as access to spacious eaves storage off stairs.

### Lounge

19' 5" x 17' 0" (5.93m x 5.19m)

Bright and spacious lounge to front of property allowing for a generous sized reception room. Tiled flooring and large double glazed window to side. UPVC sliding patio doors to front giving access to front garden space. Under floor air source heating, TV point and BT phone socket.

### WC

6' 4" x 4' 1" (1.92m x 1.25m)

Ground floor WC comprising of wall mounted toilet and separate WHB with fitted cabinets. Tiled walls and tiled flooring as well as UPVC double glazed window.

### Study/ 3rd Bedroom

13' 7" x 8' 6" (4.14m x 2.58m)

Spacious study/office with the potential of being a ground floor bedroom. Tiled flooring with under floor heating as well as large double glazed window providing rear outlook over spacious garden grounds.

### Dining Room

12' 6" x 11' 0" (3.82m x 3.35m)

Generous sized dining area with open plan access to spacious kitchen. Large double glazed window providing rear outlook over garden grounds as well as built in storage. Open plan leading to split level access into kitchen.

### Kitchen

14' 8" x 12' 8" (4.48m x 3.86m)

Generous sized kitchen with open plan dining area, fully fitted with both floor and wall mounted units. Stainless steel sink with mixer tap. Large double glazed window over looking front garden grounds and fitted 'Belling' range cooker and stove with fitted extractor. Access to rear utility space.





### Utility Room

12' 6" x 7' 6" (3.82m x 2.28m)

Generous sized utility space to the rear of the property accessed off kitchen with wall mounted units with stainless steel sink and mixer tap. Plumbing for washing machine as well as space for tumble dryer and large double glazed window providing rear outlook over garden grounds. UPVC storm door access to rear garden grounds as well as access to integral garage.

### Landing

Bright and spacious open landing providing access to full upper level accommodation. Generous eaves storage accessed off stairs as well as large Velux window allowing for natural brightness.

### Bedroom

13' 8" x 11' 6" (4.17m x 3.51m)

Spacious double bedroom on the upper level with two double glazed windows providing open outlooks over rear garden grounds. Built in storage as well as access to eaves storage.

### Bathroom

9' 11" x 6' 4" (3.02m x 1.92m)

Generous sized bathroom on the upper level comprising of toilet and WHB with built in fitted cabinets. Power shower over jacuzzi style bath, tiled walls and flooring with large Velux window.

### Master Bedroom

13' 9" x 10' 10" (4.20m x 3.30m)

Spacious double bedroom on the upper level with double glazed windows providing open outlook over front garden grounds. Generous built in storage as well as access to En suite shower room.



### **En-Suite**

6' 4" x 4' 6" (1.92m x 1.37m)

En-suite shower room access off master bedroom comprising of toilet and WHB with fitted cabinets. Walk in corner shower cubicle as well as tiled walls and Velux window.

### **Garden Room**

19' 9" x 10' 2" (6.03m x 3.10m)

Timber framed conservatory/ garden room added on to the rear of the property, smash proof plastic panelling providing an open outlook over rear garden grounds. Access from each side.

### **Garden (Rear)**

Generous sized and fully enclosed rear garden grounds. Mature grounds comprising of both a raised and paved patio area leading to gravel area with planting borders and pathway leading round feature pond with bridge access across as well as pathway access leading down to well maintained lawn area. Access to garden room and rear pathway leading round planting borders, planted shrubbery and border hedging. A private and tranquil setting.

### **Garden (Front)**

Spacious grounds to the front of the property allowing for generous off road parking with paved driveway, well maintained lawn area with planting borders and boundary stone dyke wall.

### **DRIVEWAY**

6 Parking Spaces

Spacious paved driveway to front of property providing generous off road parking.



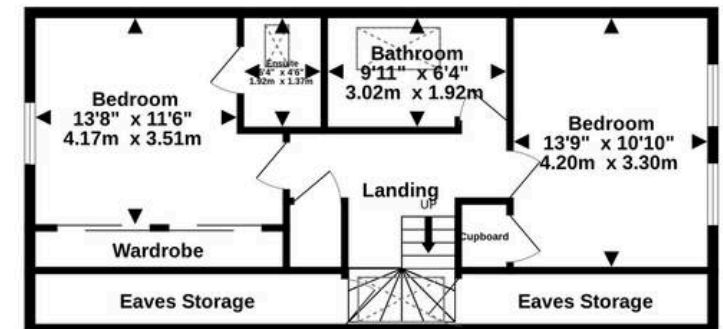
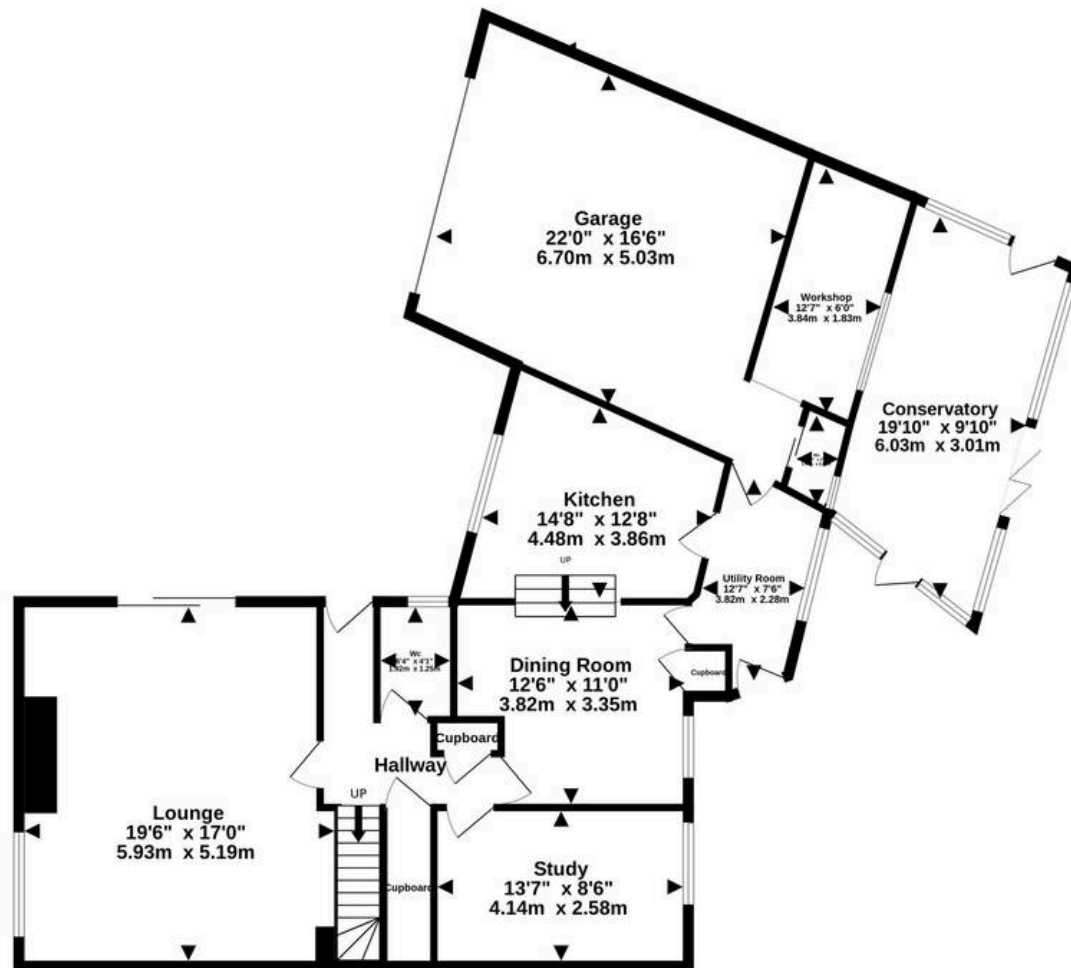






Ground Floor  
1459 sq.ft. (135.5 sq.m.) approx.

1st Floor  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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