



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



4 WALLACE PLACE

MINNIGAFF, NEWTON STEWART, DG8 6NS

**Well-presented 2 bedroom semi detached house
in popular residential location.**

Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Garden Room
Laundry Area
W.C.

First Floor:

2 Double Bedrooms
Bathroom

Outside:

Garden.
Terraced Seating Area.



4 Wallace Place is a well presented 2 bedroom semi detached ex-local authority house within a popular residential location. The property benefits from bright spacious accommodation throughout which would be ideal for a first time buyer or buy to let.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from front garden through uPVC obscure glazed door into:-

RECEPTION HALLWAY

Light welcoming reception hallway with carpeted staircase with painted wooden handrail leading to first floor level. Wooden glazed door leading off to sitting room with further 15 pane wooden glazed door leading into kitchen. Under stair storage cupboard with coat hooks and RCD consumer unit. Radiator with shelving above. Ceiling light. Limed oak effect laminate flooring.

SITTING ROOM

Bright, front facing reception room with large uPVC double glazed picture window overlooking garden with curtain pole and curtains above. Wall mounted electric flame effect fire. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

KITCHEN

Good range of contemporary high gloss grey fitted kitchen units with marble effect laminate work surfaces and splash back behind. Under counter lighting. Cooke & Lewis stainless steel chimney extractor hood with glass splash back. 4 ring Lamona hob. Lamona electric oven. Space for fridge freezer. Grey colour match sink with



mixer tap above. uPVC double glazed internal window into garden room and further uPVC double glazed window to side with roller blind above. LED ceiling spotlights. Space for dining table. Radiator. Cupboard housing Worcester gas fired boiler. Limed oak effect laminate flooring. Opens into:-

GARDEN ROOM

Bright and spacious garden room currently used as a playroom but could also be used as a family room or formal dining room. uPVC double glazed French doors leading out to garden with uPVC double glazed side panels. Ceiling light. Limed oak effect laminate flooring

LAUNDRY

Inner hallway off the main kitchen leads to a handy laundry area with space for tumble dryer and plumbing for washing machine with laminate work surface above. Wall mounted fitted kitchen units. Loft access hatch. Ceiling light. Manrose extractor fan. Limed oak effect laminate flooring. Door to:-

W.C.

uPVC obscure glazed window to rear with roller blind above. Corner sink with waterfall mixer tap. Electric heater. White W.C. Ceiling light. Limed oak effect laminate flooring.

Carpeted staircase leading up to first floor level.

First Floor Accommodation

First Floor Landing

Bright first floor landing with doorways leading off to two double bedrooms and family bathroom. Cupboard with shelving. Large walk in cupboard with hanging rail and shelving. Fitted Carpet.

DOUBLE BEDROOM 1 (Rear Facing)

Generous double bedroom overlooking rear garden. Ceiling light. UPVC double glazed window with curtain pole and curtains above. Ceiling light. Fitted Carpet.



DOUBLE BEDROOM 2 (Front Facing)

Bright and spacious front facing double bedroom. UPVC double glazed picture window with roman blind and curtain pole and curtains above. Radiator. Ceiling light. Fitted Carpet.

BATHROOM

Family bathroom with Suite of White wash hand basin, WC and bath with Triton electric shower above. Respatex style wall paneling. UPVC obscure glazed window to rear. Heated towel rail. Extractor fan. Limed oak effect flooring.

Outside

The front garden is mainly laid to gravel with paved path leading from the pavement to front. There is off street parking to side.

Rear Garden

Steps leading down from garden room to paved patio. Outside hot and cold taps. Two outside power points. Fully fenced enclosed garden. Steps at side leading to laundry. The garden is mainly laid to lawn with paved terraced seating area to rear with covered decking area and bar.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.



HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

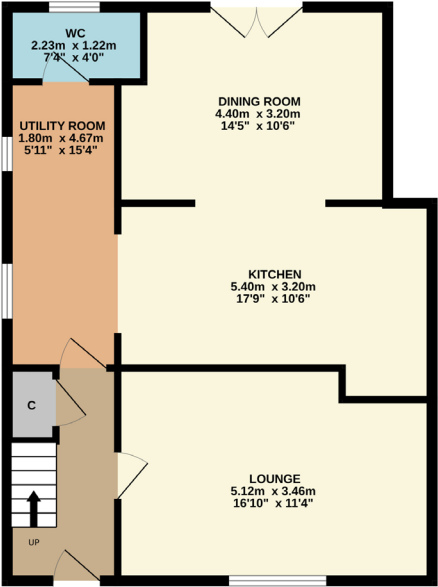
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

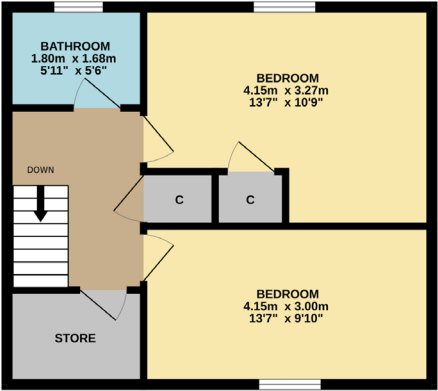
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GROUND FLOOR
62.4 sq.m. (672 sq.ft.) approx.



1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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