GAP
galloway & ayrshire properties

Rose Croft, Minnigaff

Newton Stewart, DG8 6SL

Offers Over - **£245,000 are invited.**

Rose Croft, Minnigaff

The property occupies an elevated rural position just outside Old Minnigaff, on the outskirts of Newton Stewart, with open views across the surrounding countryside. Newton Stewart is the principal market town for the surrounding area and offers a good range of everyday amenities including supermarkets, independent shops, cafés, leisure facilities, schools and medical services. The town also provides convenient access to the A75, linking the area with Stranraer to the west and Dumfries to the east. The surrounding area is well known for its attractive countryside, with the Galloway Forest Park and numerous walking, cycling and outdoor routes within easy travelling distance. The property's position therefore combines a rural setting with convenient access to the facilities available in Newton Stewart.

- Substantial detached property in an elevated rural position
- Generous and well-established garden grounds
- Open views across the surrounding countryside
- Two spacious ground-floor double bedrooms
- Large lounge with extensive rural outlook
- Generous dining room with direct garden access
- Ground-floor bathroom plus separate cloakroom
- Two useful first-floor loft rooms and additional loft space
- Extensive private driveway and ample off-road parking
- Situated just outside Old Minnigaff and within easy reach of Newton Stewart

Rose Croft, Minnigaff

Occupying an elevated position within generous mature grounds, this substantial detached property enjoys open views across the surrounding countryside and offers a particularly spacious and versatile level of accommodation. The property is located just outside Old Minnigaff, providing a rural setting while remaining within convenient reach of Newton Stewart.

The accommodation is principally arranged on the ground floor, with an entrance vestibule opening into the hallway. From here there is access to the kitchen, bathroom, cloakroom and one of the bedrooms. The cloakroom is fitted with a WC and wash-hand basin and incorporates built-in storage providing access to the central heating boiler.

The kitchen is fitted with a comprehensive range of floor and wall-mounted units together with extensive worktop space, sink and appliance provision. An open archway connects the kitchen with the adjoining dining room.

The dining room is a particularly generous apartment with space for both dining and additional seating. Windows provide good natural light and glazed doors give direct access to the garden. A spiral staircase rises from the dining area to the first-floor loft accommodation.

The lounge is another substantial room, with a large window taking advantage of the open countryside views. A fireplace with stove forms a focal point within the room, while the lounge also provides access to the dining area and one of the ground-floor bedrooms.

Rose Croft, Minnigaff

There are two generously proportioned double bedrooms on the ground floor, both benefiting from fitted storage. The principal bedroom has a large window overlooking the surrounding countryside, while the second bedroom also enjoys an open outlook and incorporates extensive built-in cupboards and wardrobes. The ground-floor bathroom is fitted with a bath with shower over, WC and wash-hand basin.

At first-floor level are two sizeable loft rooms, both benefiting from roof windows, together with further loft space. These rooms provide useful additional accommodation suitable for a variety of ancillary purposes. Externally, the property sits within substantial mature grounds approached by a gated tarmac driveway. The driveway provides extensive off-road parking and continues around the property to a detached garage and workshop.

The gardens extend around the property and comprise a mixture of lawn, gravelled and paved areas together with mature shrubs, established planting, hedging and trees. Stone walling forms part of the boundary and the grounds enjoy an attractive woodland backdrop together with far-reaching views over the surrounding countryside. A timber garden shed provides additional storage. The detached outbuilding incorporates a garage together with a sizeable adjoining workshop, providing excellent storage and workspace. Overall, this is a substantial property offering spacious ground-floor accommodation, useful additional loft rooms, extensive garaging/workshop facilities and generous grounds in a private rural setting.

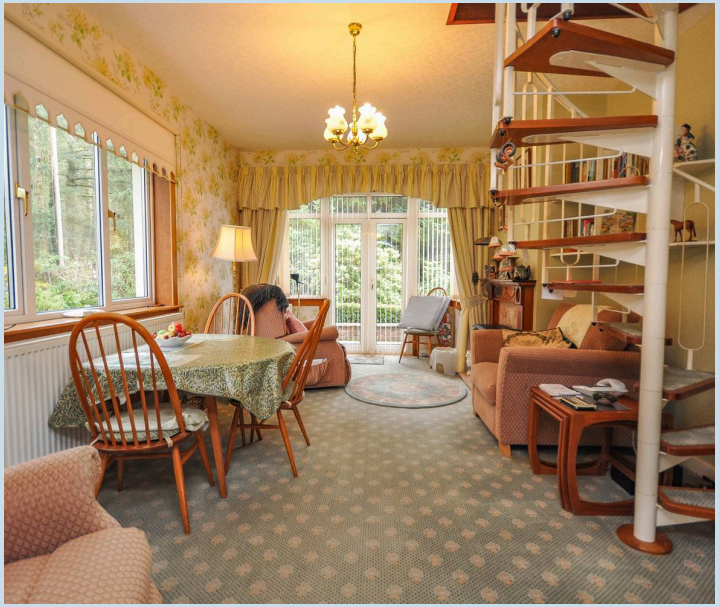
Entrance hall
Glazed entrance vestibule with windows to the front and side, leading into the central hallway. The hallway provides access to the main ground-floor accommodation and includes built-in storage cupboards.

Cloakroom
5' 9" x 4' 10" (1.74m x 1.48m)
Fitted with a WC and pedestal wash hand basin, with partial wall tiling and a window providing natural light. Built-in storage provides useful additional space and houses the central heating boiler.

Kitchen
13' 8" x 9' 5" (4.16m x 2.86m)
Generous fitted kitchen with a range of cream wall and base units, complementary work surfaces and tiled splashbacks. Includes a central work station, freestanding cooker, washing machine and dishwasher. A large window provides good natural light with views over the garden, while an arched opening leads through to the dining area.

Dining Area
18' 7" x 11' 7" (5.66m x 3.53m)
Generous dining room with ample space for a dining table and additional seating. Features a fireplace with freestanding stove, a large side window and French doors opening to the garden. An arched opening connects with the kitchen, while a spiral staircase provides access to the upper floor.

Lounge
19' 2" x 15' 11" (5.83m x 4.85m)
A particularly spacious main reception room with a large bay window providing extensive views across the surrounding countryside and bringing plenty of natural light into the room. Features include a fireplace with freestanding stove, wall lighting and fitted shelving. The lounge provides ample space for a range of freestanding furniture and has direct access to both the dining area and adjoining bedroom.



Bedroom
19' 2" x 12' 4" (5.83m x 3.76m)
A particularly spacious double bedroom with a large bay window providing excellent views across the surrounding countryside and allowing plenty of natural light into the room. The bedroom benefits from an extensive range of fitted wardrobes, cupboards and drawer storage extending along one wall, with further space for additional freestanding bedroom furniture.

Bedroom
15' 9" x 12' 10" (4.79m x 3.92m)
A well-proportioned double bedroom with a large bay window providing attractive open views across the surrounding countryside. The room benefits from an extensive range of fitted storage, including wardrobes, cupboards and overhead units, together with a fitted dressing area. There is ample space for additional freestanding bedroom furniture.

Bathroom
8' 10" x 5' 7" (2.69m x 1.71m)
Fitted bathroom comprising panelled bath with electric shower over and folding shower screen, WC and pedestal wash hand basin. The room has extensive wall tiling, fitted wall-mounted storage, radiator and a window providing natural light.

Loft Room
18' 8" x 9' 1" (5.69m x 2.78m)
Useful upper floor loft room accessed via the staircase from the dining area. The room has sloping ceilings, a roof window providing natural light and an open balustrade around the stairwell. Suitable for a variety of ancillary uses including hobby space, study or storage.

Loft Room
18' 8" x 12' 10" (5.69m x 3.92m)
Useful upper floor loft room accessed via the staircase from the dining area. The room has sloping ceilings, a roof window providing natural light and an open balustrade around the stairwell. Suitable for a variety of ancillary uses including hobby space, study or storage.

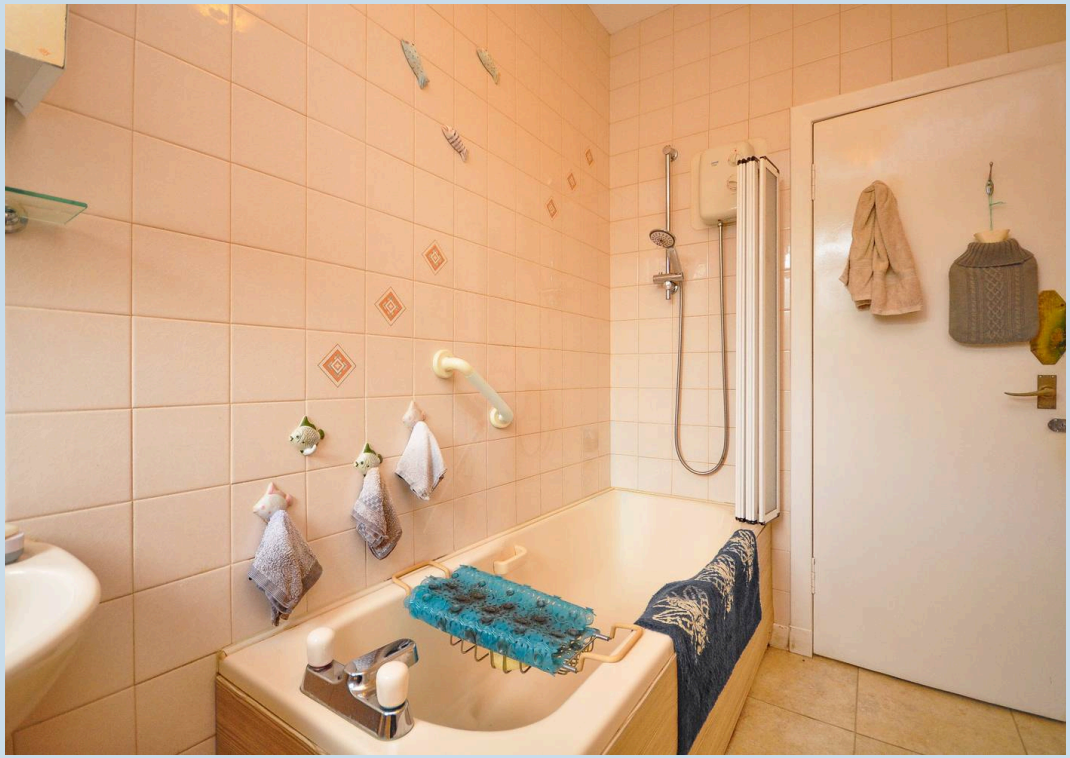
Garage/Workshop
22' 6" x 19' 3" (6.87m x 5.86m)
A substantial detached outbuilding comprising a garage and adjoining workshop area. The garage is accessed via a wide up-and-over door and provides useful vehicle parking or general storage, with exposed brickwork internally and a concrete floor. The adjoining workshop is a generous space with windows providing natural light, a fitted workbench and space currently used for laundry appliances and additional storage. A further side storage section is also incorporated within the building.

Garden

The property sits within extensive, mature garden grounds with a mixture of paved and gravelled pathways, established planting, shrubs and mature trees. Stone boundary walls and hedging provide good separation and privacy, while steps from the house lead down into the main garden areas. A gated pathway continues through a more wooded section of the grounds, with further planted areas beyond. A tarmac driveway provides off-road parking and access to the detached garage/workshop, while a timber garden shed offers additional storage. The gardens enjoy an attractive outlook towards the surrounding countryside.

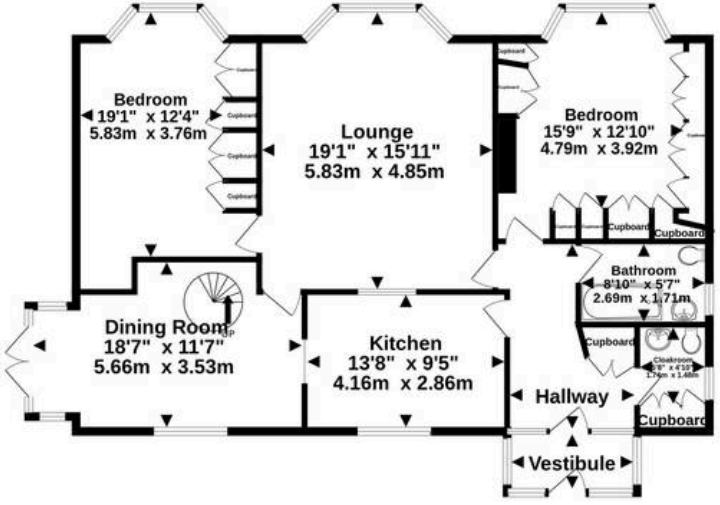
Driveway 3 Parking Spaces

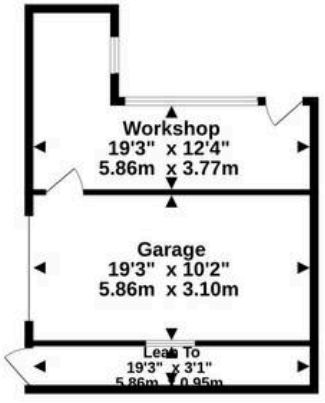
The property is approached by a gated tarmac driveway bordered by mature hedging, providing a good degree of privacy and ample off-road parking. The driveway continues around the property to a detached garage/workshop.



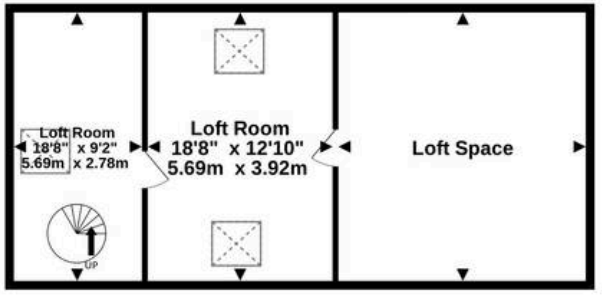
ROSECROFT

Ground Floor
1634 sq.ft. (151.8 sq.m.) approx.





1st Floor
731 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band F **EPC RATING**: E(42)

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

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