



A B & A
Matthews

**2 Penkiln Court,
Minnigaff, DG8 6AQ**

Offers in the region of £235,000

Newton Stewart is a picturesque market town nestled on the banks of the River Cree in Dumfries and Galloway. Surrounded by breathtaking landscapes and steeped in Scottish charm, it's the perfect base for exploring the great outdoors, relaxing in peaceful surroundings, and discovering local history and culture.

The town itself offers a good range of amenities including primary and secondary schools, supermarkets, a leisure centre, cinema, health care and a variety of shops located on the high street, ensuring convenience and quality of life.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Detached three bedroom bungalow located in the sought-after residential area of Old Minnigaff, this well-presented detached three-bedroom bungalow offers comfortable, single-storey living in walk-in condition throughout.

Key Features:

- Three generously sized bedrooms, including a master bedroom with en-suite
- A bright and spacious conservatory, ideal for year-round enjoyment
- Modern fitted kitchen and well-appointed family bathroom
- Double glazing and gas-fired central heating throughout for added comfort

Externally, the property benefits from:

- A well-maintained garden providing ample outdoor space
- Garage and off-road parking
- Additional workshop, with power and light laid on – perfect for storage, hobbies, or workspace

This home is perfect for those seeking a peaceful setting in a well-established community. Viewing is highly recommended to fully appreciate what this lovely bungalow has to offer.



ACCOMMODATION

Hall

Hardwood entrance door with two glazed side panels, providing a bright and welcoming entrance. Spacious walk-in storage cupboard with hatch access to the attic. Built-in shelved storage cupboard and separate cupboard housing the electric meter. Radiator.

Lounge – 5.50m x 4.65m

Bright and airy family room enjoying dual-aspect natural light from a west-facing window and east-facing patio doors with two glazed side panels leading to the conservatory. Attractive wooden fireplace surround with inset coal-effect gas fire creating a welcoming focal point. Two radiators.



Conservatory – 5.05m x 3.13m

Bright conservatory glazed on three sides with a polycarbonate roof, creating an ideal space to relax and enjoy views of the garden throughout the year. Patio doors provide direct access to the garden. Tiled flooring.



Kitchen – 3.70m x 3.03m

Well-appointed kitchen fitted with a good range of wall and floor units, complemented by ample work surfaces, tiled splashbacks, and an inset stainless steel sink with drainer. Space for a slot-in cooker and plumbing for a washing machine. Chimney-style extractor hood. Radiator.



Bedroom 1 – 4.12m x 3.04m

North west facing window providing natural light. Radiator.

En-Suite – 3.03m x 1.26m

Partially tiled shower room fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower.

Bedroom 2 – 3.17m x 2.50m

Well-proportioned bedroom with a north-facing window providing natural light. Built-in wardrobe offering both hanging and shelved storage. Radiator.

Bedroom 3 – 3.07m x 2.40m

Bright and comfortable bedroom featuring an east-facing window. Radiator.



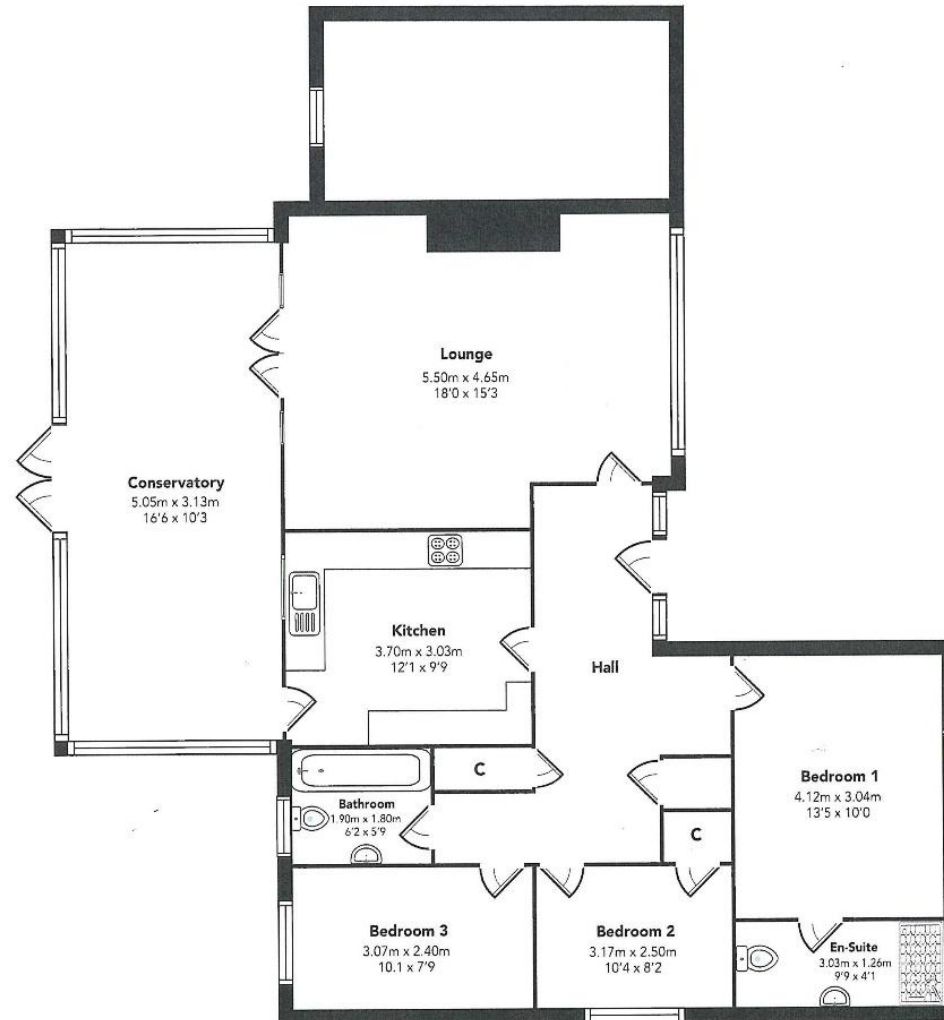
Bedroom 3



Bedroom 2

Bathroom – 1.90m x 1.80m

Partially tiled bathroom fitted with a white suite comprising WC, wash-hand basin, and jacuzzi bath with electric shower over. Heated ladder-style towel rail adds both comfort and practicality. A well-appointed family bathroom with a bright and contemporary feel.



Garden

A tarred driveway provides off-road parking and access to the garage. The wraparound garden is mainly laid to lawn and features mature flowering shrubs and ornamental trees, offering a pleasant and established setting. To the rear, the garden is hard landscaped with patio and gravel areas, ideal for outdoor seating and entertaining. Vehicular access is also available from Penkiln Mews.

OUTBUILDING

Garage (5.00m x 2.00m) with power and light laid on.

Workshop (4.60m x 2.60m) with power and light laid on.

SERVICES

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

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

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.