



GAP

galloway & ayrshire properties

'Shady Rest', 3 Penkiln Court, Minnigaff

Newton Stewart, DG8 6AQ

Offers Over £200,000 are invited.

'Shady Rest', 3 Penkiln Court

Minnigaff, Newton Stewart, DG8 6AQ

This property is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties. To the rear there is an outlook over the enclosed garden ground to provide a tranquil setting in a peaceful 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.

- Detached bungalow
- Walk in condition
- Well sought after location
- Spacious landscaped garden grounds
- Off road parking
- Log burning stove
- Oil fired central heating
- Full UPVC double glazing
- Two double bedrooms
- Spacious open plan dining kitchen



This impressive two-bedroom detached bungalow is presented in walk-in condition and occupies a prime position within a well sought after residential area. The property boasts a bright and spacious open plan dining kitchen, perfect for both family meals and entertaining guests. The living room features a charming log burning stove, creating a cosy atmosphere, while oil fired central heating and full UPVC double glazing ensure year-round comfort and efficiency. Both bedrooms are generous doubles, offering ample space for furnishings and storage. The layout has been thoughtfully designed to maximise natural light and flow, making the bungalow feel both welcoming and functional. The property also benefits from off road parking and a spacious garage, providing convenience and security for vehicles and storage.

Externally, the bungalow sits on a generous plot with beautifully landscaped and well maintained garden grounds. The front garden features a large, manicured lawn bordered by mature planting beds and boundary hedging, with a concrete pathway leading to the front entrance. To the rear, a generous private garden with timber fencing, offers a spacious lawn, raised flower beds, and a paved patio area with raised decking area provides a sheltered seating space as well as a built in barbeque area for relaxing or entertaining. Steps lead up an incline at the rear of the garden, offering an elevated outlook with open views over the surrounding properties. The large concrete driveway to the front provides ample off road parking for multiple vehicles and easy access to the garage. This exceptional outdoor space offers privacy, versatility, and a peaceful setting, making it ideal for families, keen gardeners, or those who love to entertain.





Hallway

A recently installed, double glazed UPVC storm door leading into bright and spacious hallway giving access to full living accommodation. Central heating radiator as well as generous open built in storage.

Lounge

14' 7" x 12' 0" (4.45m x 3.66m)

A bright and spacious lounge to front of property, benefitting from a large UPVC double glazed window providing front outlook as well as feature log burning stove. Central heating radiator as well as double door access to rear dining kitchen and TV point.

Dining kitchen

23' 2" x 9' 9" (7.07m x 2.97m)

An open plan dining kitchen to rear of property creating a generous dining space with double door access to lounge as well as benefitting from a fully fitted modern kitchen with both floor and wall mounted units. Comprising of an integrated electric fan oven & induction hob with extractor as well as integrated dish washer and stainless steel sink with swan neck mixer tap. Double glazed window to rear of kitchen as well as UPVC door access to rear utility and UPVC double glazed sliding door access to rear conservatory off dining space.

Conservatory

10' 11" x 9' 5" (3.32m x 2.88m)

A spacious conservatory to the rear accessed off dining space giving a full outlook over rear garden grounds. Full UPVC double glazing as well as UPVC door access to rear garden grounds.

Bathroom

7' 3" x 5' 7" (2.22m x 1.69m)

A modern and luxury bathroom to front of property benefitting from a three piece suite comprising of a mains shower over corner bath with splash panel boarding as well as separate WC and wall mounted WHB. Double glazed window to front also.



Bedroom

12' 0" x 9' 9" (3.67m x 2.97m)

A generous sized double bedroom to rear of property, benefitting from a large double glazed window providing a rear outlook as well as central heating radiator and spacious walk in wardrobe.

Bedroom

12' 9" x 9' 11" (3.89m x 3.01m)

A bright and spacious double bedroom to front of property, currently used as a nursery/ office benefitting from a large double glazed window providing a front outlook as well as central heating radiator.

Rear Garden

Sit on a generous plot benefitting from well maintained and fully landscaped garden grounds comprising of a large well maintained lawn with raised flower beds as well as paved patio and pathway with raised decking and timber frame providing a seating area and built in barbeque area. Large boundary heading and brick base timber fencing. Steps leading up a large incline providing an outlook and open views over surrounding properties.

Front Garden

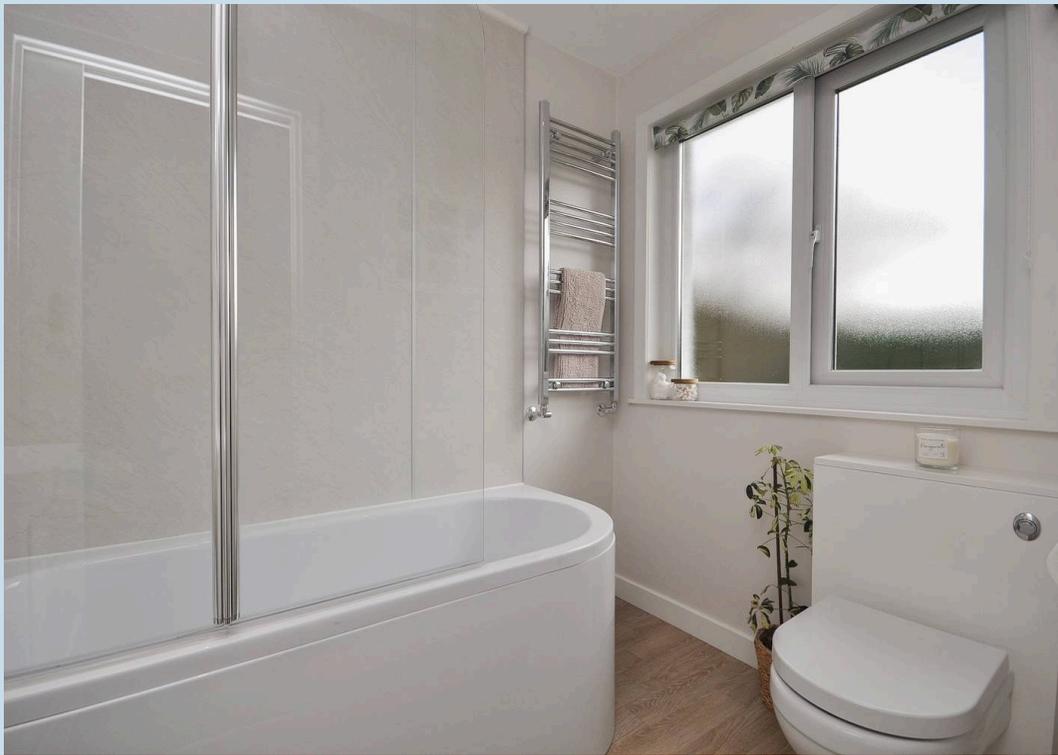
Surrounded by boundary hedging, a concrete pathway leading to front entrance separating a large maintained front lawn with planting borders and timber fencing enclosing the rear garden grounds.

DRIVEWAY

2 Parking Spaces

Large concrete driveway to front of property allowing for ample off road parking for multiple vehicles as well as providing front access to garage.

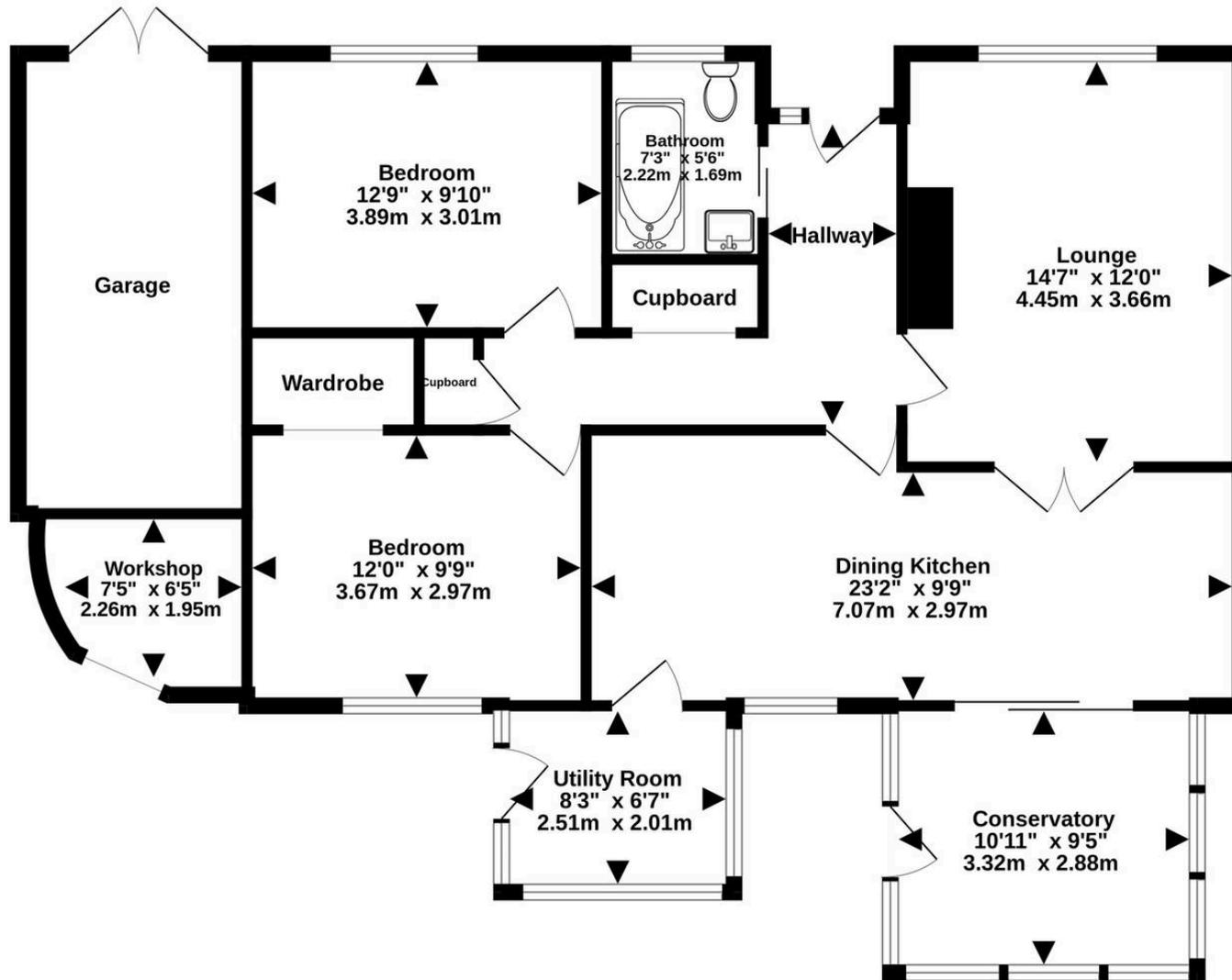








Ground Floor
1124 sq.ft. (104.4 sq.m.) approx.



NOTES

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

COUNCIL TAX Band D **EPC RATING** D(63)

SERVICES

Mains electricity, water & drainage. 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.

