



**A B & A  
Matthews**

**Willow Bank  
3 Cumloden Road  
Minnigaff  
DG8 6AA  
Offers in the region of £250,000**



Minnigaff is a charming and historic village in Dumfries and Galloway, located on the edge of the Galloway Forest Park and adjoining the town of Newton Stewart. Known for its peaceful setting and strong sense of community, Minnigaff offers a blend of rural tranquillity and convenient access to local amenities.

The area is surrounded by beautiful countryside, with riverside walks along the Cree and easy access to woodland trails, making it ideal for outdoor enthusiasts. Nearby Galloway Forest Park—often referred to as the “Highlands of the Lowlands”—provides opportunities for walking, cycling, wildlife spotting, and stargazing, as it lies within one of the UK’s designated Dark Sky Parks.

Minnigaff benefits from local facilities including a primary school, while a wider range of shops, services, and leisure options can be found just across the river in Newton Stewart. With its scenic surroundings and relaxed pace of life, Minnigaff is an attractive location for those seeking a countryside lifestyle within reach of everyday conveniences.



*Suspension Bridge connecting Newton Stewart & Minnigaff*

**KEY FEATURES:**

- Two storey detached chalet built circa 1980
- Four bedrooms
- Two public rooms
- Two bathrooms
- Located close to all local amenities
- Oil fired central heating
- Off-road parking
- Garage

**Council Tax Band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**



## **GROUND FLOOR ACCOMMODATION**

This attractive detached family home offers spacious and versatile accommodation, ideal for modern living. The property features four well-proportioned bedrooms, providing ample space for a growing family or those needing a home office. On the ground floor, there are two generous public rooms, perfect for both relaxing and entertaining, with plenty of natural light throughout. The home also benefits from two bathrooms, ensuring convenience for busy households. Heating is provided via oil-fired central heating, offering efficient warmth year-round. Externally, the property boasts a large garden, ideal for outdoor activities, gardening, or simply enjoying the surroundings. There is also off-road parking and a garage, providing secure and practical storage solutions.

### **Entrance Porch – 1.50m x 1.14m**

Glazed UPVC door gives access into the property. Glazed Hardwood door into hall. Tiled floor.

### **Hall**

Stairs to first floor accommodation. Walk in understairs storage cupboard housing electric meters. Glazed UPVC door gives access to the garden. Radiator.

### **Lounge – 4.80m x 2.80m**

A generously proportioned lounge with a west-facing window and sliding doors opening onto the front garden, filling the space with warm afternoon light. A feature fireplace with a tiled hearth and stone surround creates a central focal point, complemented by a practical alcove. The room is further enhanced by two radiators, ensuring comfort throughout the seasons.

### **Kitchen – 3.80m x 3.09m**

A well-appointed kitchen with a north-east facing window, providing pleasant morning light. Fitted with a good range of wall and base units, the space offers ample worktop areas, complemented by tiled splashbacks and a 1½ bowl ceramic sink. Integrated appliances include an electric hob with oven below, while a glazed UPVC door provides direct access to the garden. Radiator.



**Dining Room – 3.04m x 2.85m**

A bright dining room with a south-west facing window overlooking the garden, allowing for plenty of natural light throughout the day. The room benefits from a built-in cupboard with both shelving and hanging space, offering practical storage, and is completed by a radiator for year-round comfort.

**Shower Room – 2.90m x 1.85m**

Partial wet wall panelling. Fitted with a white suite comprising WC, wash hand basin and shower cubicle with mains water shower. Radiator.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Bright spacious landing with south-west facing window and Velux.

### **Bedroom 1 – 5.63m x 3.60m**

West facing sliding doors opening onto balcony. Built-in shelved storage cupboard. Access to attic via hatch. Radiator.

### **Bedroom 2 – 3.90m x 2.90m**

East facing window overlooking the garden. Built in cupboard with shelved and hanging storage. Radiator.



**Bedroom 3 – 2.90m x 2.80m**

South-east window overlooking the garden. Built in cupboard with shelved and hanging storage. Radiator.

**Bedroom 4 – 2.80m x 2.08m**

North facing Velux. Radiator.

**Bathroom – 2.80m x 1.66m**

Fully tiled and fitted with a white suite comprising WC, wash hand basin and bath.



### **Garden**

The property enjoys well-maintained gardens to both the front and rear. To the front, a tarred driveway provides access to the garage, with the remainder laid to lawn and complemented by a patio area. The side and rear gardens are predominantly laid to lawn, featuring a variety of mature shrubs and a sloping grassed area to the rear, creating an attractive and versatile outdoor space. Boiler is located at the rear of the property.

### **OUTBUILDINGS**

Garage – Power and light laid on.

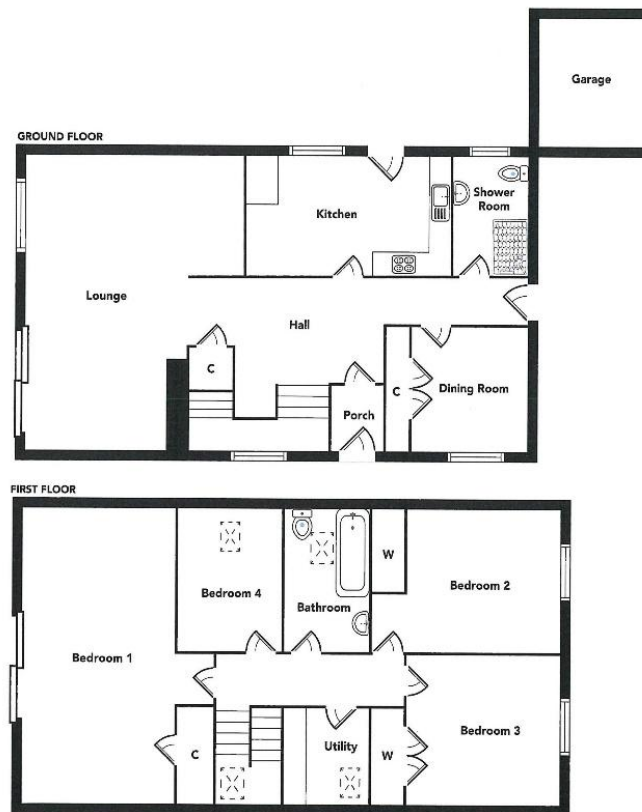
### **SERVICES**

Mains supplies of water and electricity. Oil fired central heating. 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.



Floorplans are indicative only - not to scale  
Produced by Plushplans



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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.