

A B & A
Matthews



***Ettrick Cottage,
Old Minnigaff,
DG8 6PX***

Offers in the region of £215,000



Attractive three bedroom detached cottage situated in the sought-after area of Old Minnigaff. Minnigaff is a historic village in Dumfries and Galloway, positioned on the east bank of the River Cree, directly opposite the popular market town of Newton Stewart. Newton Stewart, often referred to as the “Gateway to the Galloway Hills,” offers a wide range of local amenities including shops, cafés, hotels, and a supermarkets, while also serving as a hub for outdoor enthusiasts. The nearby Galloway Forest Park provides exceptional opportunities for walking, cycling, and stargazing, being part of the UK’s first Dark Sky Park. The area also benefits from easy access to the renowned 7stanes mountain biking trails and scenic countryside, making it an ideal location for those seeking both convenience and outdoor lifestyle.

Key Points:

- Charming detached cottage situated in the popular Old Minnigaff area
- Spacious open-plan kitchen/dining area with dual aspect windows
- Bright dual-aspect lounge with south-facing patio doors opening onto the garden
- Three versatile bedrooms, including ground floor study/bedroom and two first floor doubles
- Double glazing and gas-fired central heating
- Large landscaped garden, plus outbuildings with power, utility space & car port for off-road parking

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR ACCOMMODATION

Entrance Hall – 1.86m x 1.20m

Covered canopy giving access to UPVC glazed entrance door. Original mosaic flooring. Wall mounted storage cupboard housing electric meters.

Kitchen/Dining Area – 7.32m x 3.00m

A well-presented open plan kitchen and dining area with both east and west-facing windows. The kitchen is fitted with a good range of wall and floor units complemented by tiled worktops, splashbacks and includes an inset stainless-steel sink. Integrated appliances comprise a gas hob with extractor above and an eye-level double oven. There is space and plumbing for a dishwasher, and a new boiler (fitted October 2025) is conveniently located on the wall. Quarry tiled flooring. UPVC glazed door giving access to covered patio area and garden. Two radiators.



Inner Hallway – 0.90m x 0.90m

Understairs storage cupboard. Access to shower room.

Shower Room – 2.39m x 1.77m

Fully tiled and fitted with a coloured suite comprising WC, counter-top sink with storage cupboard below and shower cubicle with electric shower. Medicine cabinet. Radiator.



Lounge – 4.40m x 4.04m

A bright and welcoming lounge enjoying excellent natural light from two west-facing windows and south-facing patio doors that open directly onto the garden. The patio doors provide a seamless indoor-outdoor connection, ideal for entertaining or relaxing. An alcove offers useful space for shelving or display, and a radiator provides warmth and comfort throughout the year. Hatch to attic.

Bedroom 3/Study – 3.43m x 2.62m

West facing window. Currently used as a study. Built-in storage cupboard with louvred door. Radiator



FIRST FLOOR ACCOMMODATION

Bedroom 1 – 4.20m x 3.33m

East facing window overlooking the garden and west facing Velux. Radiator.

Bedroom 2 – 4.20m x 2.43m

East facing window overlooking the garden and west facing Velux. Radiator.



Garden

The front of the property is mainly laid to gravel for ease of maintenance, with a car port to the side providing off-road parking. To the rear, there is a large, enclosed landscaped garden laid to lawn with gravel and patio areas, mature shrubs, fruit trees, and well-stocked flower borders, offering an attractive and versatile outdoor space.

OUTBUILDINGS

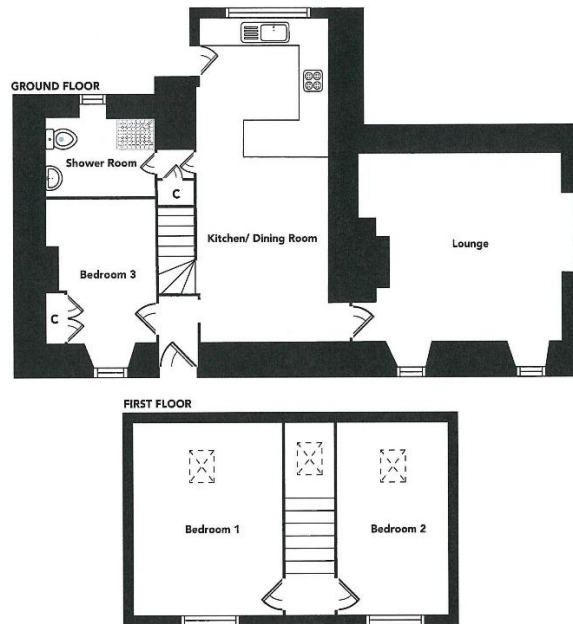
Two garden sheds with power and light laid on, one is currently used as a utility room fitted with a stainless-steel sink, ample worktops and shelved storage. There is space and plumbing for a washing machine, tumble drier and small freezer. Greenhouse.





SERVICES

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



Floorplans are indicative only - not to scale
Produced by Plushplans

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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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.