



**GAP**

galloway & ayrshire properties

**12 Bower Drive, Minnigaff**

Newton Stewart, DG8 6AH

Offers Over **£195,000**

# 12 Bower Drive

Minnigaff, Newton Stewart

Bower Drive is a well-established residential address within the popular Old Minnigaff area of Newton Stewart. The property is conveniently placed for access to a range of local amenities including supermarkets, independent shops, cafés, healthcare facilities, primary and secondary schooling and leisure facilities. Newton Stewart is regarded as the Gateway to the Galloway Hills and offers excellent opportunities for walking, cycling, fishing and other outdoor pursuits, with the nearby Galloway Forest Park and surrounding countryside providing year-round recreational opportunities. The town also benefits from regular public transport links and good road connections throughout Dumfries & Galloway and beyond.

- Semi-detached timber framed bungalow
- Two double bedrooms (one en-suite)
- Spacious lounge with feature multi fuel stove
- Conservatory over looking rear garden
- Dining kitchen with adjoining utility room
- Bright and spacious bathroom
- Well maintained front & rear gardens
- Detached timber summer house with power and lighting
- Detached garage and generous off road parking
- In a well sought after location of Old Minnigaff



Situated within a popular residential area of Old Minnigaff, this well-presented semi-detached timber-framed bungalow offers comfortable single-level accommodation, generous garden ground and a useful range of additional features. The property is entered directly into the hallway, which provides access to the main accommodation. The spacious lounge is positioned to the front and benefits from a large window overlooking the front garden, together with space for both sitting and dining furniture.

The modern kitchen is fitted with a range of wall and floor-mounted units, integrated double oven, top oven which also operates as a microwave, fridge freezer, dishwasher and space for informal dining. From the kitchen, access is provided to the conservatory at the rear, which offers an additional sitting or dining area with views across the garden and direct access outside. A separate utility room provides further storage and laundry space.

There are two well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and an en-suite shower room, while the second bedroom is positioned to the front of the property and also benefits from fitted mirrored wardrobes. The main bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property occupies attractive and established gardens to the front and rear. The rear garden includes a lawn, mature planting, greenhouse, vegetable beds and a detached timber summer house with power and lighting. The front garden is laid mainly to lawn with mature shrubs, trees and borders, while a driveway provides off-street parking and leads towards the former garage now large storage space. Car port to the side of the property.



### Hallway

Accessed via a uPVC part glazed front door, the welcoming entrance hall provides access to the majority of the accommodation. Finished with wood-effect flooring and neutral décor, the hall offers space for freestanding furniture and serves as a practical central point within the bungalow.

### Lounge/ Dining Area

22' 1" x 11' 5" (6.74m x 3.48m)

A spacious dual-purpose reception room offering clearly defined lounge and dining areas, making it well suited to both everyday living and entertaining. A large picture window to the front elevation provides excellent natural light and an attractive outlook over the garden, while a second front window enhances the dining area. The room is centred around a contemporary freestanding multi-fuel stove set on a slate hearth, creating an attractive focal point. Finished in neutral décor with ample space for a full suite of lounge furniture together with a family dining table and chairs. Internal doors provide access to the hall and adjoining accommodation.

### Kitchen

20' 7" x 11' 5" (6.28m x 3.48m)

A contemporary fitted kitchen comprising a range of matching wall and base units with complementary work surfaces and a modern blue splashback. The kitchen incorporates an inset sink with mixer tap, integrated induction hob with extractor canopy above, eye-level double oven, integrated microwave and further integrated appliances. Recessed ceiling spotlights and under-cabinet lighting provide excellent illumination, while a rear-facing window allows for plenty of natural light. The room offers generous worktop preparation space and ample storage throughout, with a glazed door leading into the adjoining conservatory and an open connection to the utility area.





### Utility Room

Accessed off the kitchen, a well proportioned utility space providing rear exterior access also with plumbing for washing machine and ample space for free standing white goods.

### Conservatory

13' 6" x 9' 11" (4.11m x 3.01m)

A spacious conservatory providing an additional reception area with ample space for both seating and dining furniture. Featuring a vaulted ceiling, extensive glazing and French doors opening directly onto the rear garden, the room enjoys an abundance of natural light and pleasant views over the surrounding garden. A door provides convenient access to the kitchen, making this a versatile space suitable for everyday use or entertaining.

### Bedroom

10' 8" x 8' 5" (3.26m x 2.56m)

A well-proportioned double bedroom positioned to the front of the property, benefiting from a large window providing plenty of natural light. The room offers ample space for a double bed together with additional freestanding bedroom furniture, creating a comfortable and versatile principal bedroom.

### Bathroom

7' 11" x 6' 2" (2.41m x 1.87m)

A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, wash hand basin set within a vanity unit, and WC. The room is finished with tiled walls, a heated towel rail, recessed display shelving and additional wall-mounted storage, providing a practical and well-organised space.



### Bedroom

10' 11" x 10' 8" (3.34m x 3.26m)

A generously proportioned principal bedroom benefiting from fitted mirrored wardrobes providing excellent hanging and storage space. The room comfortably accommodates a double bed with additional bedroom furniture and enjoys natural light from a rear-facing window overlooking the garden. A door leads directly into the adjoining en-suite shower room, creating a practical and well-appointed principal suite.

### En-suite

7' 9" x 6' 7" (2.35m x 2.01m)

A contemporary en-suite fitted with a modern white suite comprising a concealed cistern WC, vanity wash hand basin with storage beneath and a generous walk-in shower enclosure with glazed screen and thermostatic rainfall shower with separate handheld attachment. Finished with attractive marble-effect wall panelling within the shower area, recessed ceiling spotlights and a frosted rear-facing window providing natural light and ventilation.

### Summer House

10' 4" x 8' 8" (3.14m x 2.64m)

A detached timber summer house positioned within the rear garden, providing a versatile additional space suitable for relaxing, entertaining or use as a home office or hobby room. Featuring double glazed French doors, power and lighting, with a decked seating area to the front overlooking the garden. An attractive addition that enhances the outdoor living space and offers year-round flexibility.

### Garage

17' 4" x 9' 6" (5.29m x 2.89m)

A generous sized detached garage to rear of property with front UPVC double glazed panel door and large double glazed panel with side access also and rear timber framed glazed window. Benefitting from mains power providing a generous storage space.



## REAR GARDEN

The rear garden has been thoughtfully landscaped and is predominantly laid to lawn with established trees, mature shrubs and well-stocked flower borders. A detached timber summer house provides a versatile space suitable for a home office, hobbies or relaxing, while a greenhouse and productive vegetable beds will appeal to keen gardeners. Paved pathways and decked seating areas connect the various sections of the garden, creating an attractive and well-maintained outdoor space offering a good degree of privacy.

## FRONT GARDEN

The front garden is predominantly laid to lawn and is complemented by a variety of mature shrubs, ornamental planting and established trees, creating an attractive approach to the property. A driveway provides off-street parking and access to the garage.

## DRIVEWAY

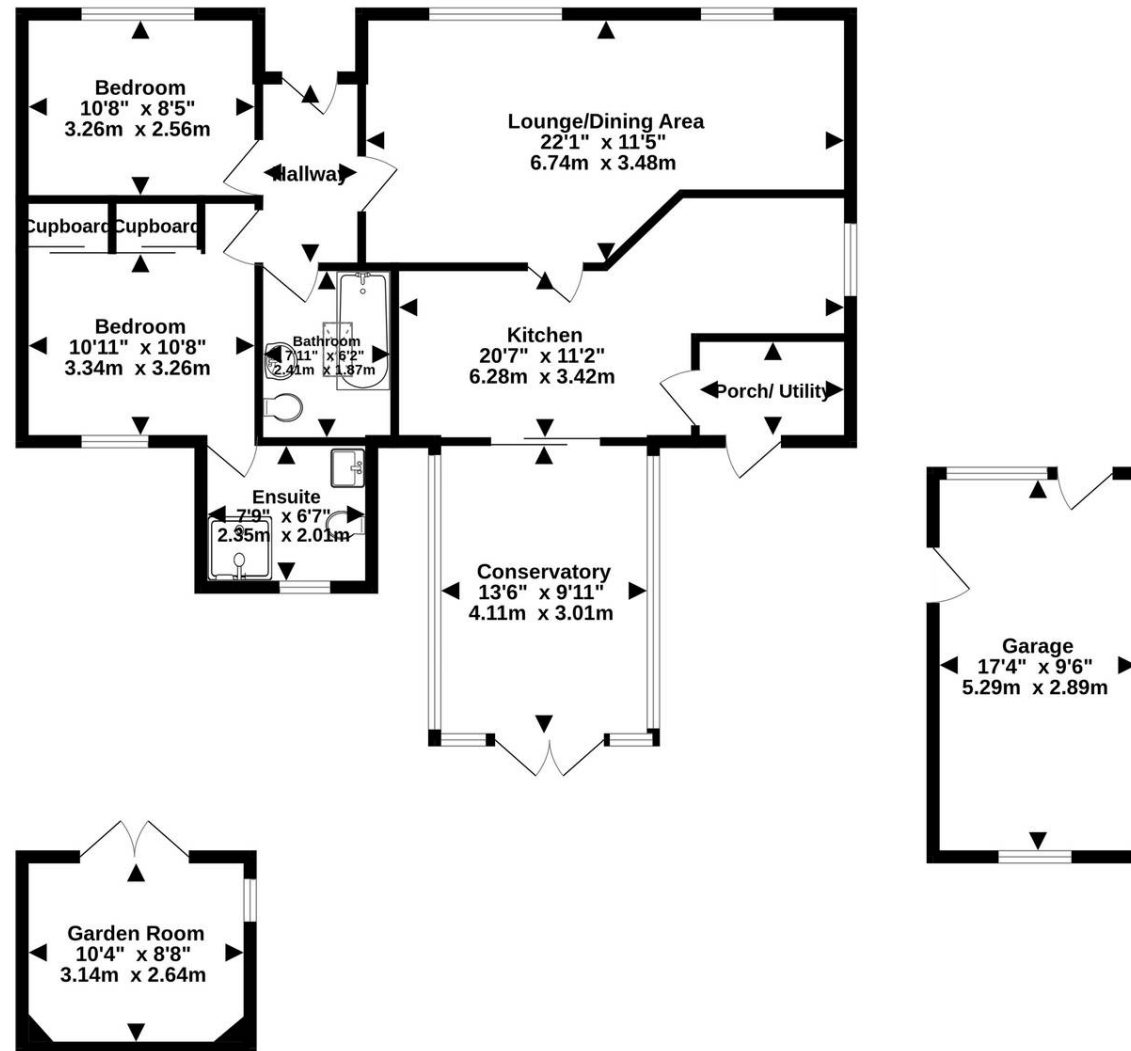
### 3 Parking Spaces

A gravel driveway provides off-street parking and leads to a carport providing front access to detached garage.





Ground Floor  
1147 sq.ft. (106.6 sq.m.) approx.



## NOTES

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

COUNCIL TAX Band C

EPC RATING: E (46)

SERVICES Mains water, drainage and electricity.

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.

