

5 Masonfield Drive, Minnigaff

Newton Stewart, DG8 6QA

Offers Over **£60,000**

5 Masonfield Drive

Newton Stewart

Masonfield Crescent is situated within Minnigaff, immediately adjoining the town of Newton Stewart in the Machars area of Dumfries and Galloway. Newton Stewart provides a good range of everyday facilities including supermarkets, independent shops, cafés, primary and secondary schooling, medical services and leisure facilities. The town is positioned close to the A75, providing road links towards Stranraer in the west and Dumfries in the east. The surrounding area is well known for its countryside, woodland and outdoor recreation, with the Galloway Forest Park and numerous walking and cycling routes within easy travelling distance. Minnigaff itself provides a quieter residential setting while remaining convenient for the amenities available in Newton Stewart.

- Two-bedroom upper floor flat
- Former local authority property
- Generously proportioned accommodation
- Bright and spacious lounge
- Two well proportioned double bedrooms
- Garden grounds surrounding the development
- Electric panel heating
- Residential location within Minnigaff
- Convenient for Newton Stewart and local amenities



A well-proportioned two-bedroom upper-floor flat, situated within an established residential development on Masonfield Crescent in Minnigaff.

The property is a former local authority home and provides practical accommodation arranged entirely on the upper floor. Internally, the accommodation comprises an entrance hallway, spacious lounge, fitted kitchen, two bedrooms and a shower room.

The lounge is a particularly generous room with a large window providing good natural light. The kitchen is fitted with a range of wall and floor-mounted units, work surfaces and a stainless-steel sink, with space available for freestanding appliances.

There are two well-proportioned bedrooms, both offering flexibility for bedroom furniture, while additional shelving and storage space is available within the property. The shower room is fitted with a shower enclosure, WC and pedestal wash-hand basin.

The flat benefits from double glazing and electric panel heating and forms part of a small residential development surrounded by established garden grounds.

Overall, the property offers spacious accommodation at an accessible level of the market and may be of interest to first-time buyers, downsizers or those seeking a buy-to-let investment.



Lounge

13' 10" x 11' 3" (4.22m x 3.43m)

Bright and spacious lounge to front of property with timber framed window providing a front outlook as well as electric panel heater and access to rear kitchen.

Kitchen

8' 10" x 8' 4" (2.69m x 2.53m)

A bright and well proportioned kitchen to the rear accessed off the lounge, fitted with both floor and wall mounted units as well as a stainless steel sink with isolated taps. Rear timber framed window as well as built in storage currently housing hot water tank.

Shower Room

8' 4" x 5' 5" (2.53m x 1.66m)

A bright and modern, generous sized shower room comprising of large walk in shower with splash panel boarding, WC and pedestal wash hand basin. Rear double glazed window and wall mounted mirrored cabinet.

Bedroom

12' 2" x 10' 3" (3.70m x 3.12m)

A bright and spacious double bedroom to front of property benefitting from a large timber framed window providing a front outlook as well as electric panel heater.

Bedroom

11' 0" x 8' 4" (3.36m x 2.53m)

A well proportioned double bedroom to the rear benefitting from a timber framed window to the rear as well as an electric panel heater. Currently benefitting from fitted shelving throughout.



COMMUNAL GARDEN

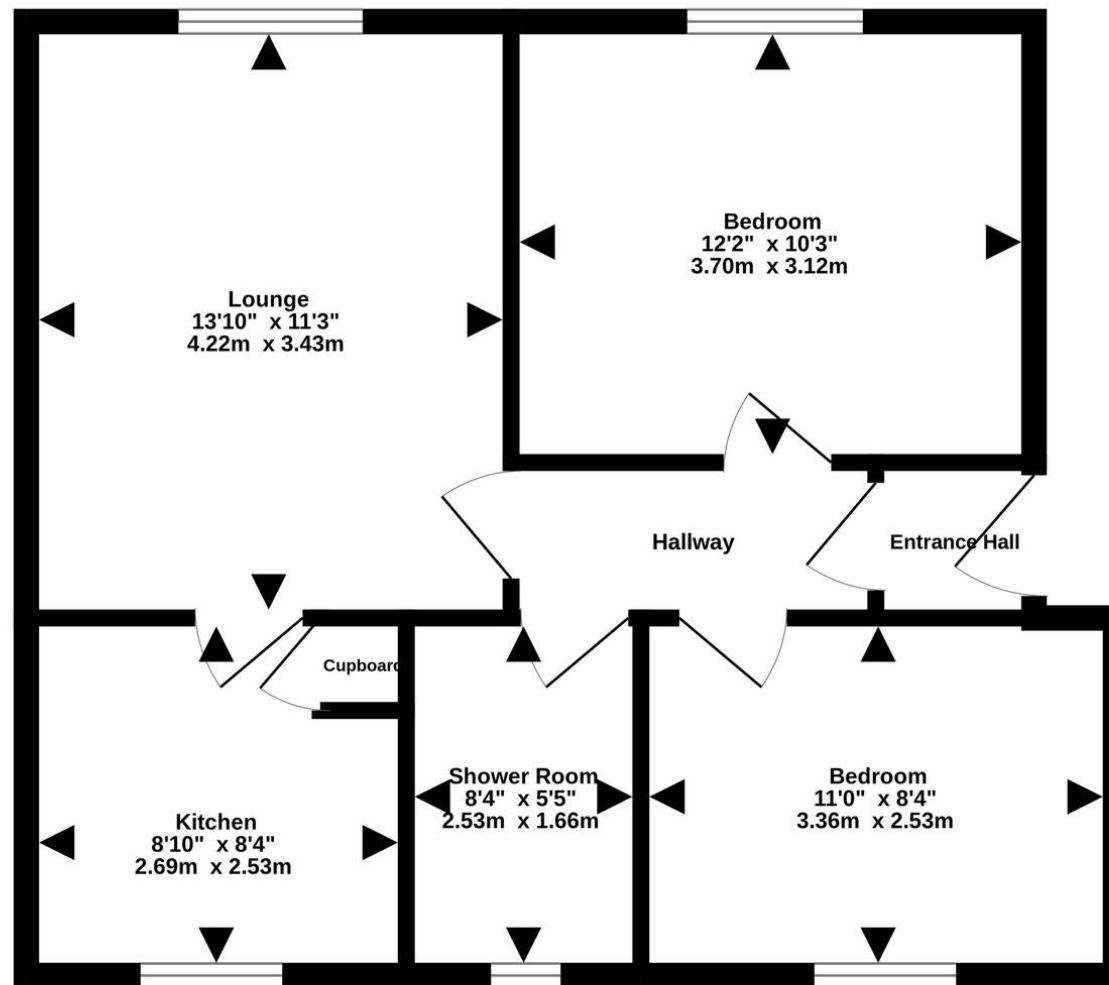
Generous sized and well maintained shared garden grounds to both front and rear of property, timber shed for storage to the rear also.

ON STREET

1 Parking Space



Ground Floor
533 sq.ft. (49.5 sq.m.) approx.



NOTES

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

COUNCIL TAX Band B

EPC RATING: D(62)

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.

