

11 Bower Drive, Minnigaff

Newton Stewart, DG8 6AH

Offers Over – £160,000 are invited.

11 Bower Drive

Minnigaff, Newton Stewart, DG8 6AH

This property is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and woodland beyond. To the rear there is an outlook over the garden ground as well as woodland managing 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
- Well sought after location
- Sat on a generous plot
- Off road parking
- Detached/ extended garage
- Two bedrooms
- Spacious garden grounds



11 Bower Drive

Minnigaff, Newton Stewart

Introducing this exceptional, well sought after 2-bedroom detached bungalow nestled in a prime location. Set on a generous plot, this property boasts a detached/extended garage and off-road parking. The interior offers two bedrooms, providing ample space for comfortable living. Outside, the property features spacious garden grounds, ideal for relaxation and entertainment.

Sat on a generous plot, the outdoor space is a true highlight of this property. The expansive garden grounds include a large concrete paved patio area with gravel borders, leading to a well maintained lawn. Mature planting and shrubbery enhance the tranquillity of the surroundings. A large gravel border to the front complements the paved driveway, leading to the detached garage. Additionally, the property offers a large paved driveway to the front, providing ample off-road parking for multiple vehicles. This property presents a unique opportunity to enjoy a serene and spacious outdoor lifestyle.



Hallway

Front entrance leading into hallway providing access to full living accommodation. Built in storage and central heating radiator.

Lounge

14' 1" x 11' 6" (4.30m x 3.51m)

Bright and spacious lounge to front of property with large double glazed window to front of property providing open outlook as well as access to kitchen and central heating radiator.

Kitchen

12' 3" x 8' 0" (3.74m x 2.43m)

Fully fitted kitchen with both floor and wall mounted units. Stainless steel sink with mixer tap as well as plumbing for washing machine, power point and fitted extractor for cooker and double glazed window to front. Central heating radiator as well as outside access to garden grounds.

Bathroom

7' 11" x 6' 5" (2.42m x 1.95m)

Bright and spacious bathroom comprising of stand alone WHB as well as WC and shower over bath. Tiled walls, central heating radiator and double glazed window.

Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Double bedroom towards rear of property with large double glazed window providing rear outlook over garden grounds as well as central heating radiator and generous built in storage.

Bedroom

11' 2" x 8' 8" (3.40m x 2.63m)

Double bedroom towards rear of property with large double glazed window providing rear outlook over garden grounds as well as central heating radiator and generous built in storage.



GARDEN

Sit on a generous plot providing spacious garden grounds comprising of large concrete paved patio area with gravel borders leading to large maintained lawn stretching up to elevated gravel border over looking the garden grounds and property beyond. Mature planting and shrubbery also.

GARDEN

Large gravel border to front with surrounding planting borders as well as paved driveway leading to detached garage.

DRIVEWAY

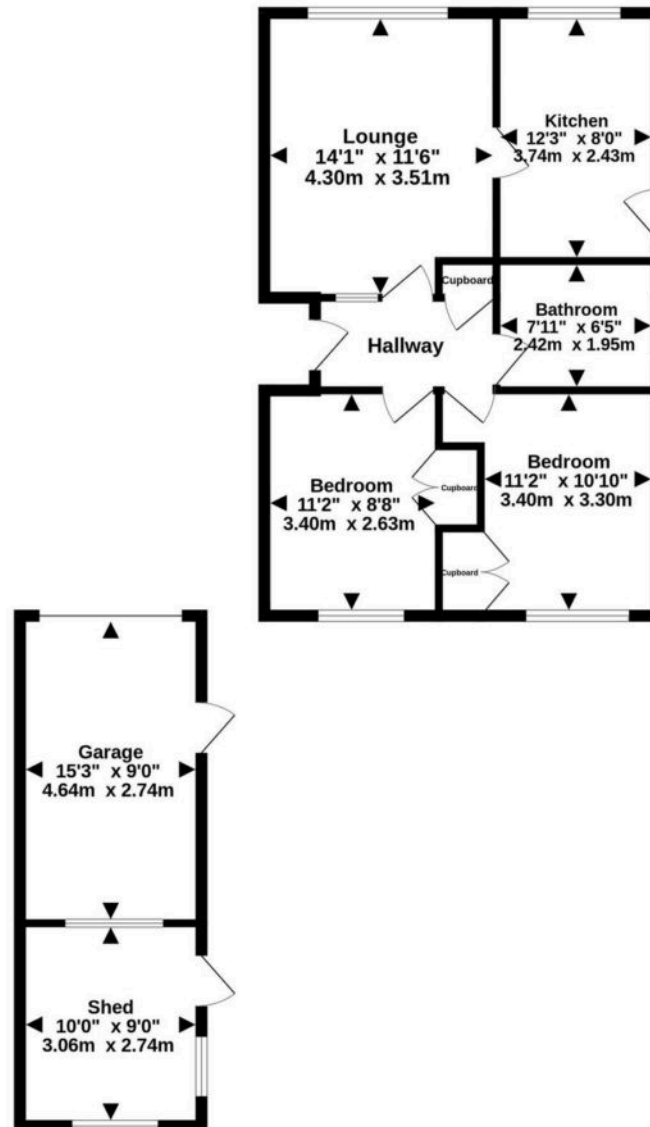
3 Parking Spaces

Large paved driveway to front allowing for ample off road parking for multiple vehicles.





Ground Floor
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

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

COUNCIL TAX Band C **EPC RATING** E(44)

SERVICES

Mains electricity, water & drainage.

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 AntiMoney 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.

