



GAP

galloway & ayrshire properties

5 Reid Terrace, Minnigaff

Newton Stewart

Offers Over £110,000



5 Reid Terrace

Minnigaff, Newton Stewart

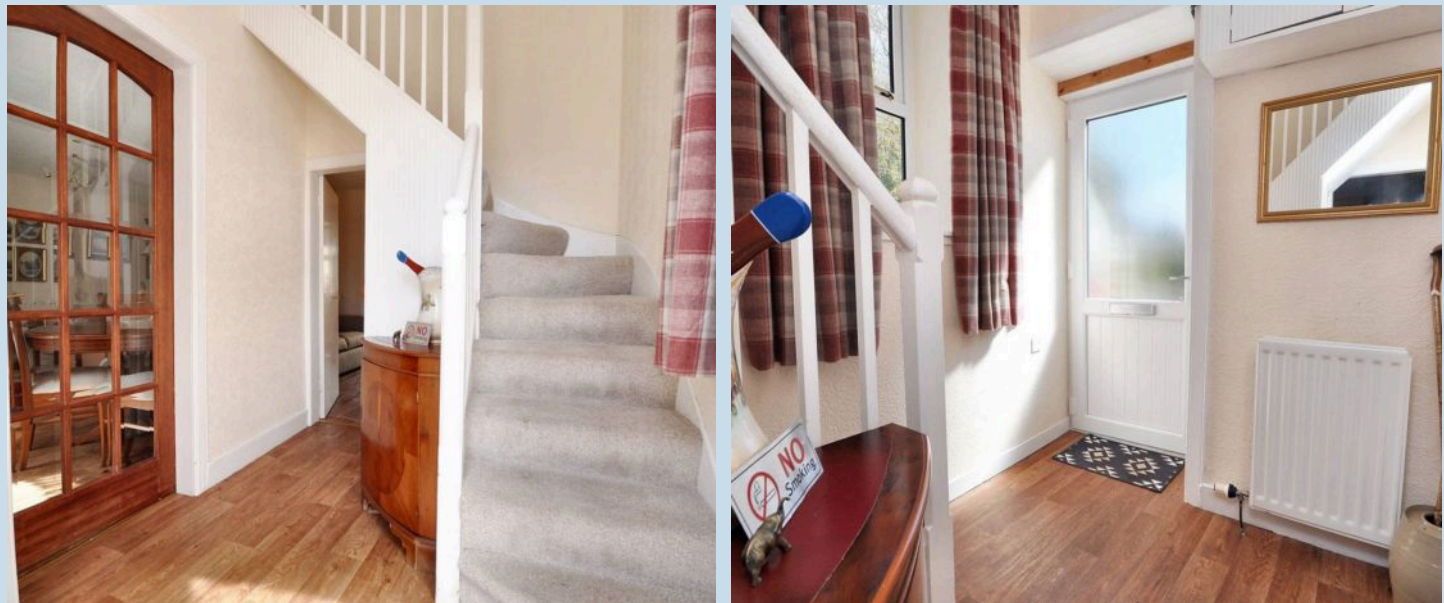
The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Ideal first time purchase
- Walk in condition
- Well sought after area
- Gas fired central heating
- Full UPVC double glazing
- Enclosed rear garden
- Off road parking
- Potential buy to let/ holiday home investment





Located in a well sought after area, this charming 1-bedroom terraced house presents an ideal opportunity for a first-time buyer or savvy investor. The property boasts a walk-in condition, with modern features including gas-fired central heating and full UPVC double glazing throughout, ensuring comfort and efficiency. The interior of the house is bright and inviting, offering a cosy living space perfect for relaxation. The bedroom provides ample space for rest, while the well-equipped kitchen is great for creating culinary delights. With potential for use as a buy-to-let or holiday home investment, this property offers versatile options for buyers.

Step outside and discover the delightful outdoor space this property has to offer. The enclosed rear garden provides a private retreat, featuring gravel borders and a raised concrete panel patio area surrounded by border fencing. Perfect for enjoying the outdoors or entertaining guests, this garden is a tranquil haven. Additionally, a separate garden shed offers convenient storage for tools and equipment. Off-road parking is available to the front of the property, shared with neighbouring houses, ensuring hassle-free parking for residents and visitors alike. This property truly presents a wonderful opportunity to own a well-maintained home with a lovely outdoor space in a desirable location, making it a must-see for those seeking comfort and convenience in their new home.



Entrance hall

Spacious front entrance providing access to full ground floor accommodation as well as stairs leading to upper level accommodation. Central heating radiator and under stairs storage. Access via UPVC storm door and side double glazed window.

Lounge

17' 0" x 14' 1" (5.19m x 4.30m)

Spacious L-shaped lounge to front of property allowing for spacious accommodation to include a dining area also. Two central heating radiators, large front double glazed window as well as feature gas fire and TV point. Access to rear kitchen also.

Kitchen

9' 7" x 7' 10" (2.93m x 2.39m)

Fully fitted kitchen with open plan dining area to rear of kitchen with both floor and wall mounted units. Integrated electric fan oven and ceramic hob with extractor, stainless steel sink with mixer tap as well as under counter dishwasher. Large double glazed window providing rear outlook as well as central heating radiator and open plan access to separate dining area/ breakfast room.

Breakfast Room

11' 7" x 7' 10" (3.52m x 2.39m)

Open plan access from kitchen, a separate dining space/ breakfast room with large double glazed window providing rear outlook as well as outside access to rear garden via rear UPVC door. Central heating radiator as well as access to central heating combi-boiler.

Sitting room

11' 7" x 8' 7" (3.52m x 2.61m)

Ground floor sitting room accessed off rear dining/breakfast room with central heating radiator and built in storage. Access also from front entrance hall. Potential for ground floor bedroom.



Bedroom

15' 11" x 10' 10" (4.86m x 3.31m)

Spacious double bedroom on the upper floor with central heating radiator, front double glazed dormer window to the front as well as large Velux window to the rear. Built in storage to include eaves storage.

Bathroom

10' 4" x 6' 10" (3.14m x 2.09m)

Spacious upper floor bathroom comprising of separate toilet and WHB as well as fitted shower over bath, splash panel boarding as well as eaves storage. Large double glazed dormer window to the rear also.

Garden

Enclosed garden to the rear with rear pedestrian access, comprising of gravel borders as well as raised concrete panel patio area surrounded by border fencing and separate garden shed for storage.

ALLOCATED PARKING

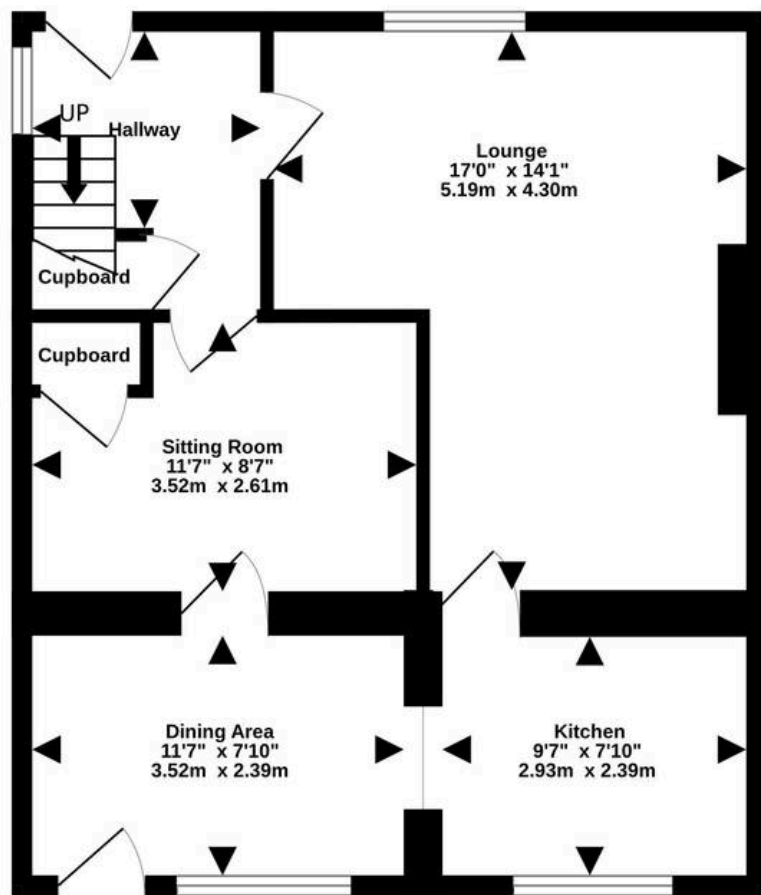
2 Parking Spaces

Off road designated parking to front of property shared with neighbouring houses.

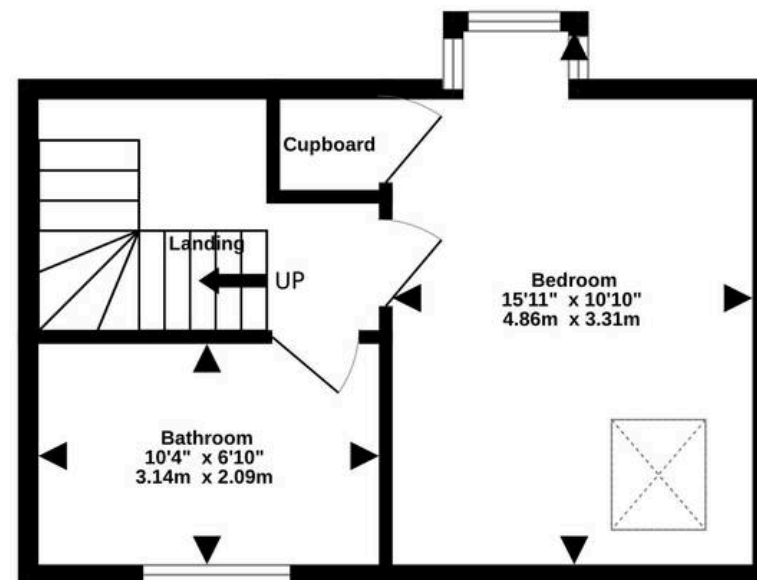




Ground Floor
522 sq.ft. (48.5 sq.m.) approx.



1st Floor
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Galloway & Ayrshire Properties

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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.

