



8 Bruce Place, Minnigaff

Newton Stewart, DG8 6NX

Offers Over - £110,000 are invited.

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Minnigaff, Newton Stewart, DG8 6NX

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.

- Semi detached property
- Well sought after location
- Sat on a generous corner plot
- Three bedrooms
- Ideal first time purchase
- Gas fired central heating
- Potential buy to let investment

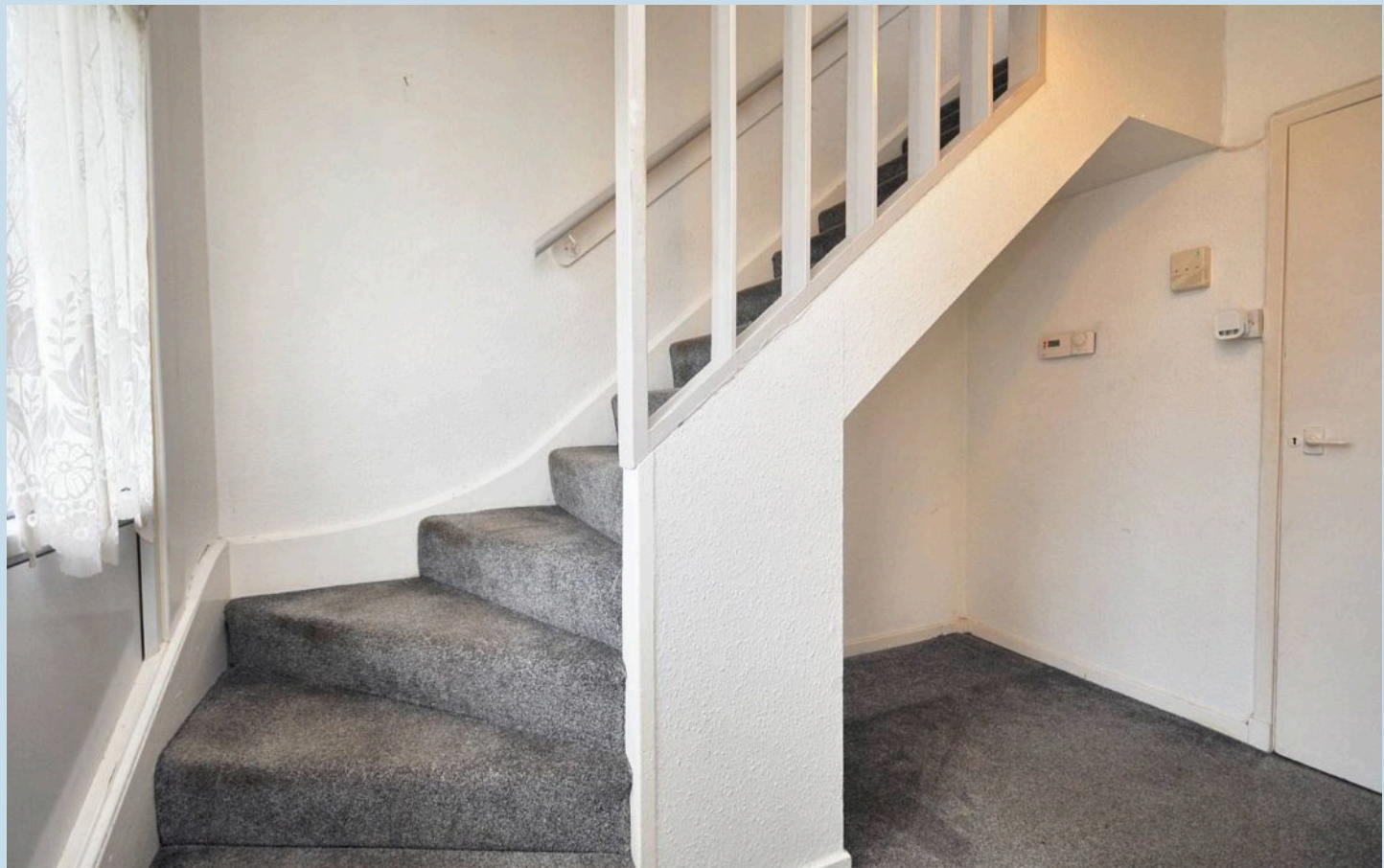


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An opportunity arises to acquire a property in a well sought-after location, this charming 3-bedroom semi-detached house presents an ideal opportunity for a first-time purchase or a potential buy-to-let investment. Positioned on a generous corner plot, this property boasts a warm ambience with gas-fired central heating. This home offers three bedrooms, providing ample space for families or those seeking extra room for a home office or creative space. Characterised by its semi-detached construction, this residence exudes a sense of comfort and convenience.

Outside, the property reveals its outdoor allure with enclosed garden grounds at the rear, bordered by a blend of brick walls and timber fencing, creating a private sanctuary. The generous corner plot allows for spacious garden grounds, offering the potential for generous off-road parking alongside well-maintained lawns and vibrant shrubbery. The interplay of concrete pathways and gravel borders adds to the property's charm, providing both aesthetic appeal and practical functionality.



Hallway

Front entrance via UPVC storm door leading into open hallway with lounge access as well as built in storage housing central heating boiler and central heating radiator. Stairs giving access to upper level accommodation.

Lounge

14' 5" x 12' 1" (4.40m x 3.68m)

Generous sized lounge to front of property with large double glazed window providing front out look as well as feature gas fire and central heating radiator. Access to dining kitchen.

Kitchen

12' 1" x 7' 11" (3.68m x 2.42m)

Spacious kitchen to the rear currently fitted with original floor and wall mounted units. Double glazed window providing rear outlook as well as stainless steel sink with isolated taps. Built in storage as well as open plan access to dining space and central heating radiator.

Dining Area

10' 4" x 6' 8" (3.16m x 2.04m)

Open plan access off kitchen, a well proportioned dining space with access to fuse box as well as UPVC storm door giving outside access to rear garden grounds.

Bathroom

9' 7" x 5' 5" (2.92m x 1.64m)

Generous sized bathroom on the upper level comprising of electric shower over bath, wall mounted WHB s well as WC. Tiled wall, central heating radiator as well as double glazed window.

Bedroom

9' 9" x 7' 1" (2.98m x 2.16m)

Double bedroom on the upper level with double glazed window to the front providing front outlook as well as central heating radiator as well as built in storage.



Bedroom

12' 10" x 9' 8" (3.91m x 2.95m)

Spacious double bedroom on the upper level with double glazed window providing front outlook as well as central heating radiator.

Bedroom

13' 5" x 9' 7" (4.08m x 2.92m)

Spacious double bedroom on the upper level with two double glazed windows providing rear outlook as well as central heating radiator.

Garden

Enclosed garden grounds to the rear with boundary brick wall and timber fencing as well as concrete pathway and gravel border.

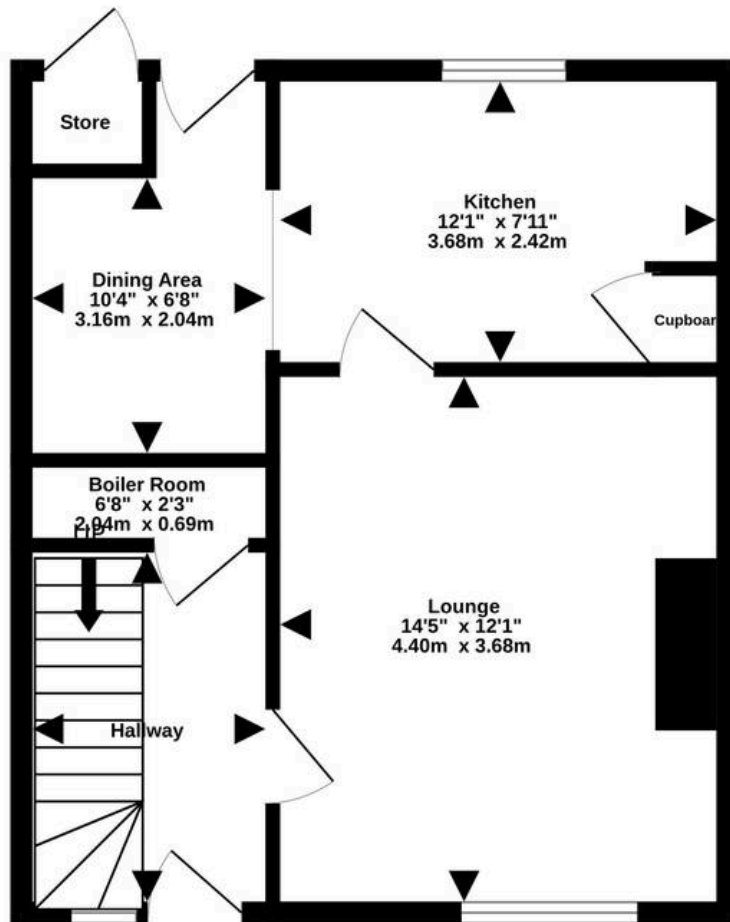
Garden

Sat on a generous corner plot allowing for spacious garden grounds with the potential for generous off road parking comprising of well maintained lawn to the front, concrete pathway leading round to rear garden grounds. Large gravel border with concrete paving and boundary brick well/ hedging and shrubbery.

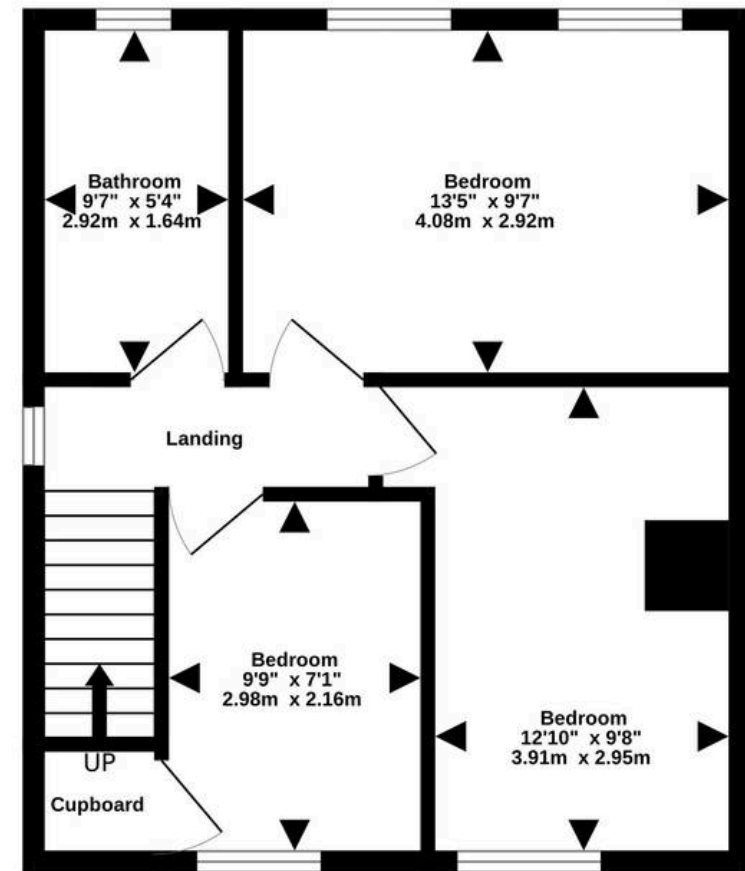




Ground Floor
413 sq.ft. (38.3 sq.m.) approx.



1st Floor
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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 B **EPC RATING** D(65)

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

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, 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.

