

GAP
galloway & ayrshire properties

4 Heron Way, Minnigaff

Newton Stewart, DG8 6PZ

Offers Over £145,000

4 Heron Way

Minnigaff, Newton Stewart

Heron Way is situated within Minnigaff, an established residential area adjoining the market town of Newton Stewart in Dumfries and Galloway. Newton Stewart offers a range of local amenities including supermarkets, independent shops, cafés, schools, healthcare facilities and leisure services. The town is conveniently positioned close to the A75 trunk road, providing connections towards Stranraer to the west and Dumfries to the east. The surrounding area is well known for its attractive countryside and proximity to the Galloway Forest Park, with numerous walking, cycling and outdoor recreational opportunities nearby.
Council Tax band: D

Tenure: Freehold

- Detached two-bedroom timber-framed bungalow
- Situated on a generous plot within an established residential area
- Spacious lounge with access to dining kitchen
- Separate utility space with external access
- Two bedrooms with built-in storage
- Shower room with three-piece suite
- Newly installed double glazing, front & rear door and gas fired central heating
- Paved driveway providing off-road parking & detached garage
- Rear garden with paved patio, greenhouse, timber shed and established planting
- Open countryside views towards the Galloway Hills







Located within an established residential area of Minnigaff, this detached two-bedroom timber-framed bungalow with the outdoor walls recently painted with Protex Protection coating with guarantee occupies a generous plot with extensive garden grounds, off-road parking and a detached garage. The property offers well-proportioned accommodation on one level, with open countryside views towards the Galloway Hills from the rear.

The accommodation comprises an entrance hallway providing access to the principal rooms. The lounge is a good-sized reception room with a large front-facing window and a glazed internal door leading into the kitchen.

The fitted kitchen has a range of timber-fronted wall and floor units, complementary worktops, an electric hob, built-in oven and sink positioned beneath a window. There is also space for dining, with the kitchen connecting to a separate utility area which provides additional accommodation and external access.

There are two bedrooms, both with fitted carpets and built-in storage. The shower room comprises a shower enclosure, WC and wash hand basin with vanity storage.

Externally, the property benefits from a lawned front garden with established shrubs and planted borders. A paved driveway to the side provides off-road parking and leads to a detached garage.

The generous rear garden is a particular feature of the property, incorporating a paved patio, established planting areas, raised vegetable beds, greenhouse and timber garden shed. The garden enjoys an open outlook over adjoining farmland towards the Galloway Hills, providing an attractive rural backdrop.



This property offers an opportunity to acquire a detached bungalow with substantial outside space, a detached garage and countryside views, while remaining within easy reach of the amenities available in Newton Stewart.

Hallway
Entrance hallway accessed via a double-glazed uPVC entrance door with decorative glazed panel. Finished with wood-effect flooring, neutral décor, timber skirting boards and matching internal doors. Features a radiator, ceiling light fitting and built-in storage cupboards, with access to the lounge, two bedrooms and shower room.

Lounge
14' 0" x 11' 4" (4.26m x 3.46m)
Spacious, well-proportioned lounge featuring timber flooring, decorative feature wallpaper, ceiling coving and timber skirting boards. A large double-glazed window with fitted vertical blinds provides natural light, with a wall-mounted heater positioned beneath. Additional features include ceiling and wall-mounted light fittings, with a glazed timber internal door providing direct access to the adjoining kitchen.

Kitchen
12' 5" x 7' 10" (3.79m x 2.40m)
Fitted kitchen comprising a range of timber wall and floor-mounted units with contrasting light-coloured worktops and tiled splashbacks with decorative inserts. Features an integrated electric oven, ceramic hob and stainless steel sink with drainer positioned beneath a large double-glazed window. Additional features include vinyl flooring, ceiling strip lighting, a radiator and wall-mounted timber display shelving with plate rack. A glazed timber internal door provides access to the lounge.

Utility
Useful utility space adjoining the kitchen, with a double-glazed window and uPVC external door providing access to the rear garden. Features vinyl flooring, wall-mounted shelving, ceiling strip lighting and a radiator beneath the window. The room offers space for additional storage and utility appliances.













Bedroom
10' 9" x 8' 6" (3.27m x 2.60m)
Well-proportioned bedroom featuring fitted grey carpet, neutral décor, decorative sliding patio doors giving access to rear garden and timber skirting boards. Additional features include a radiator, ceiling coving and built-in wardrobe with timber sliding doors.

Bedroom
10' 9" x 8' 11" (3.27m x 2.72m)
Well-proportioned bedroom featuring fitted grey carpet, neutral décor, decorative floral feature wall and timber skirting boards. A double-glazed window with fitted vertical blinds provides natural light and an outlook towards the surrounding countryside. Additional features include a radiator, ceiling coving and built-in wardrobe with timber sliding doors.

Shower Room
6' 4" x 5' 7" (1.93m x 1.69m)
Modern shower room fitted with a white three-piece suite comprising a corner shower enclosure with glazed sliding doors, WC and wash hand basin set within a vanity unit. Features light-coloured marble-effect wall panels, patterned floor tiles, wall-mounted storage cupboards and a towel rail. An obscure double-glazed window with fitted roller blind provides natural light and privacy.

Detached garage
19' 0" x 9' 6" (5.79m x 2.89m)
Detached garage with up and over door to front, newly fitted side timber door and rear double glazed window. Mains power also offering ample storage or potential workshop area.

REAR GARDEN

Well-maintained and fully enclosed rear garden, thoughtfully landscaped with a spacious paved patio area, raised flower beds, established shrubs and planted borders. Further features include a timber garden shed, greenhouse, rotary clothes dryer and paved pathways providing access around the garden. The garden enjoys an attractive open outlook across neighbouring farmland towards the surrounding countryside and distant hills.

FRONT GARDEN

Well-maintained front garden laid predominantly to lawn, with established shrubs, neatly trimmed hedging and planted borders. A decorative birdbath provides a central feature, while paved pathways offer access around the property.

DRIVEWAY

2 Parking Spaces

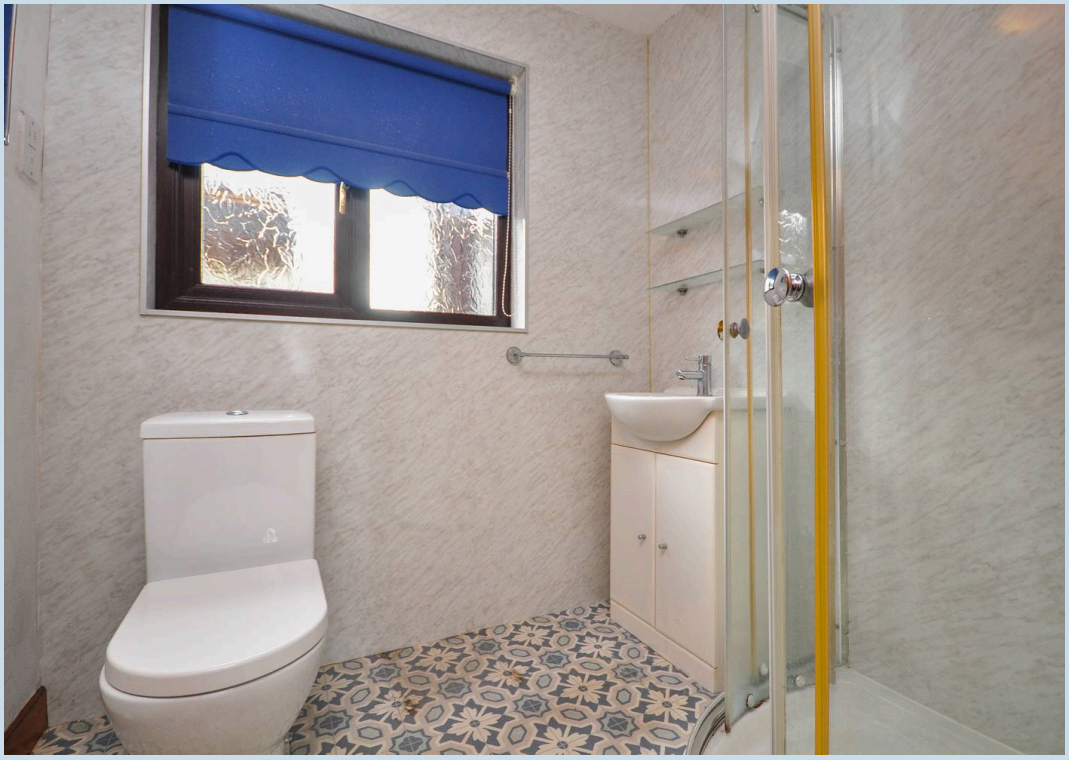
On drive parking space for two vehicles.







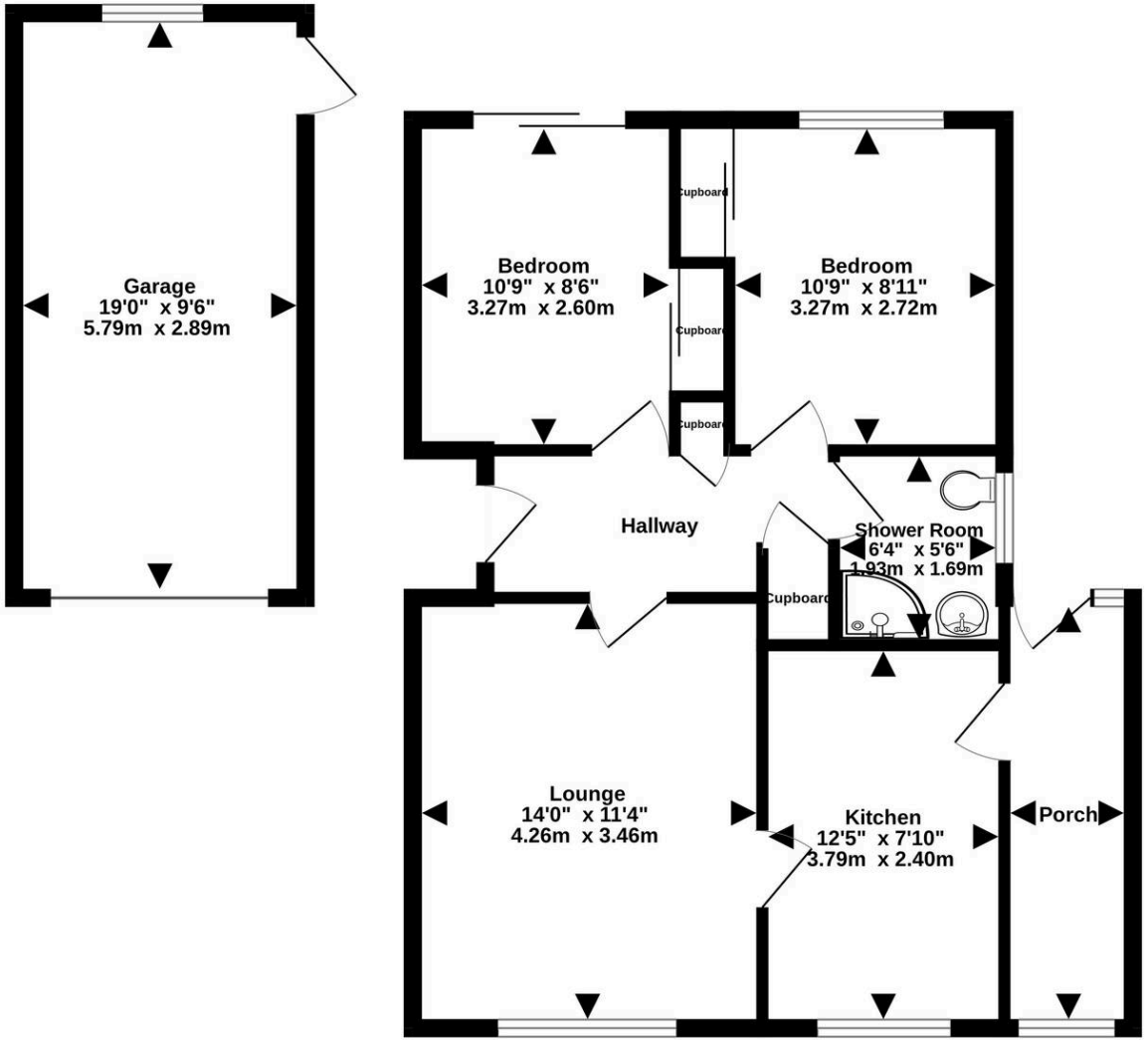








Ground Floor
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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 throughout.

COUNCIL TAX Band D

EPC RATING: C (71)

SERVICES Mains water, drainage and electricity. 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, 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.

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The Property Ombudsman