

GAP
galloway & ayrshire properties

8 Heron Way, Minnigaff

Newton Stewart, DG8 6PZ

Offers Over £180,000

Heron Way is situated within the sought-after residential area of Minnigaff, adjoining the market town of Newton Stewart in Dumfries and Galloway. The property enjoys a convenient location for access to the amenities of Newton Stewart, where a range of shops, supermarkets, schools, healthcare facilities, restaurants and other local services can be found. Minnigaff is particularly well positioned for those who enjoy outdoor activities, with numerous walking and cycling routes available nearby. The surrounding area provides access to the Galloway Forest Park, the Galloway Hills and an extensive network of countryside paths and trails. Newton Stewart also benefits from good road connections via the A75, providing access to Stranraer, Dumfries and the wider southwest of Scotland. The property combines the convenience of nearby town amenities with an attractive residential setting and open countryside views to the rear.

- Detached three-bedroom timber-framed bungalow
- Extended to the rear offering flexible accommodation
- Sought-after residential location in Minnigaff
- Open countryside views towards the Galloway Hills
- Generous plot with easily maintained gardens
- Ample off-street parking and disabled access to the rear
- LED lighting throughout
- Bathroom and separate shower room
- Thermostatically controlled electric heating and USB sockets throughout
- Boarded loft space and range of external storage sheds







Situated within the sought-after Heron Way development in Minnigaff, this detached, timber-framed bungalow provides well-proportioned and flexible accommodation, having been extended to the rear. Occupying a generous plot, the property benefits from ample off-street parking, easily maintained gardens and open countryside views towards the Galloway Hills.

The accommodation is arranged entirely on the ground floor and is accessed via a welcoming entrance hallway, which provides access to the principal rooms and benefits from a range of built-in storage cupboards.

The lounge is positioned to the front of the property and provides a comfortable reception room with a large window allowing natural light into the room. An electric fireplace forms a focal point, while an internal doorway provides access to the adjoining kitchen.

The fitted kitchen comprises a range of contemporary wall and floor-mounted units with wood-effect worktops, an electric cooker with induction hob, stainless steel sink and space for additional appliances. A window overlooks the front garden.

There are three bedrooms, including a spacious principal bedroom with fitted wardrobe storage. The rear extension provides particularly flexible accommodation, with one of the rooms currently utilised as an additional sitting room/study, could also be used as a dining room. This room benefits from direct access to the rear garden, making it suitable for a variety of uses depending on individual requirements.



The bathroom has been fitted with an accessible full length walk-in bath with overhead 'waterfall' shower, WC and wash-hand basin and surrounding storage units. A dedicated utility room is fitted with storage units, worktops, a Belfast-style sink and space for laundry appliances.

Further benefits include thermostatically controlled electric heating in all rooms, USB electrical sockets throughout, external lighting and access to a boarded loft space via an extendable ladder.

Externally, the property occupies a generous plot with landscaped gardens to the front and rear. The front garden is largely laid out in decorative gravel with established shrubs and planting, providing an easily maintained outdoor space. A substantial paved driveway extends alongside the property and provides ample off-street parking.

The rear garden has been thoughtfully landscaped with paved seating areas, raised planting beds and established shrubs. Access is available directly from the rear extension, with provision for disabled access. The garden also benefits from a range of Keter sheds and storage units, providing useful additional storage.

A particular feature of the property is the open outlook to the rear across neighbouring farmland towards the surrounding countryside and Galloway Hills.

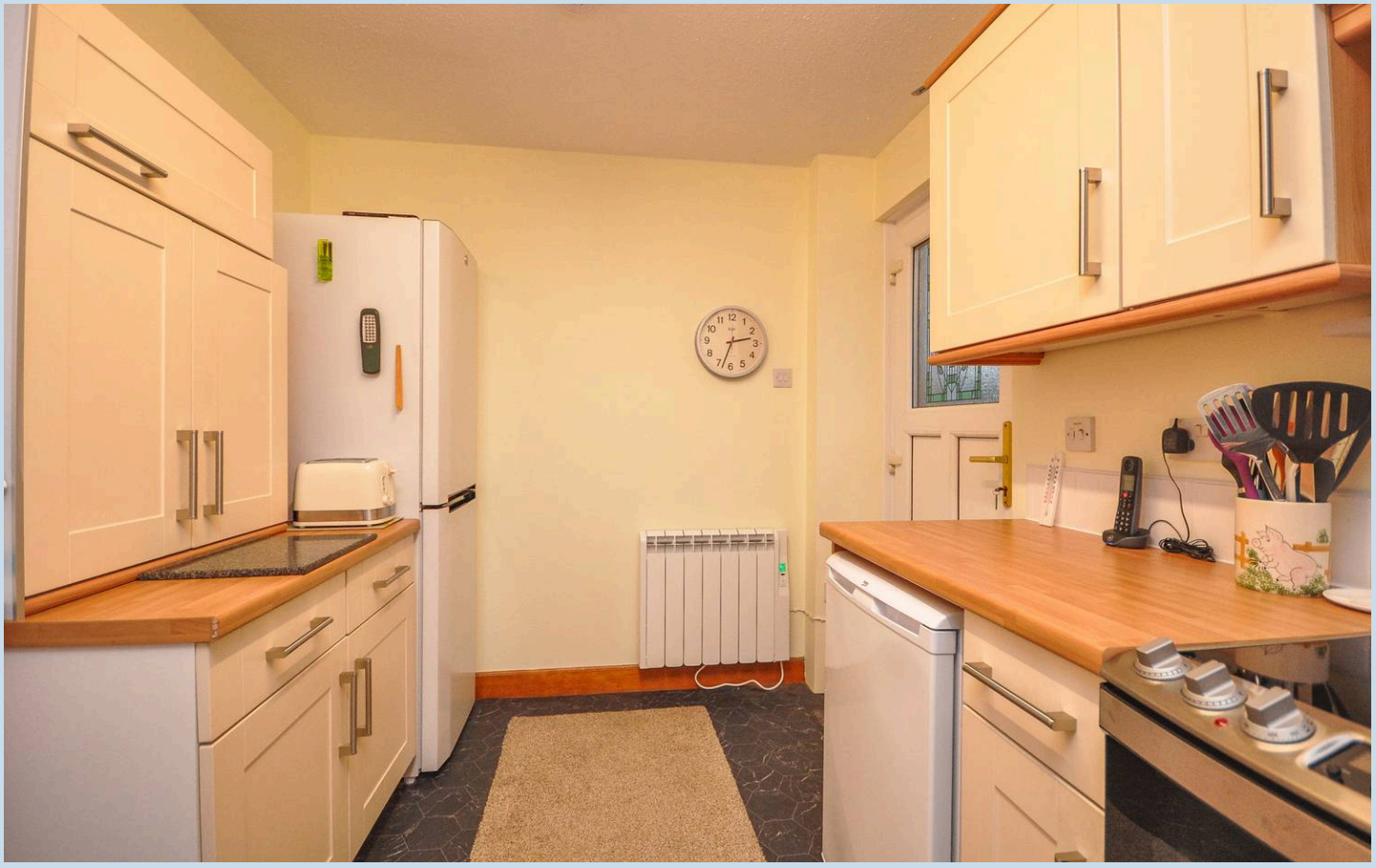
This is a well-maintained and versatile bungalow offering generous accommodation, practical accessibility features and an attractive setting within an established residential area.

Hallway
Accessed via a double-glazed uPVC entrance door with decorative glazed panel. A long central hallway providing access to the main accommodation, with fitted carpet, wall-mounted heating, ceiling lighting and a range of built-in storage cupboards













Lounge
14' 0" x 11' 5" (4.26m x 3.47m)
Well-proportioned lounge with a large front-facing window providing natural light. The room benefits from fitted carpet, an electric fireplace with decorative surround, wall-mounted heating and ceiling lighting. There is ample space for a range of lounge furniture, with access to the kitchen through an adjoining doorway.

Kitchen
12' 4" x 8' 0" (3.76m x 2.43m)
Well-appointed kitchen fitted with a range of cream shaker-style wall and floor units, complemented by wood-effect worktops and tiled splashbacks. The kitchen includes a stainless steel sink with mixer tap, freestanding electric cooker and induction hob, and space for additional appliances. A large window provides natural light, while further features include vinyl flooring, ceiling lighting and a glazed external door providing access to the outside.

Bathroom
6' 6" x 5' 5" (1.98m x 1.66m)
Fitted bathroom comprising a white suite with bath, wash hand basin with vanity storage beneath and WC. The bath is fitted with an optional electric 'access' belt, with additional grab rails. Further features include a large thermostatically controlled towel rail, tiled wall finishes, fitted storage cupboards, an obscured glass window with roller blind and vinyl flooring.

Bedroom
12' 5" x 8' 11" (3.79m x 2.71m)
Spacious double bedroom with fitted carpet, neutral décor and a high-level double glazed window providing natural light. The room benefits from fitted wardrobes with sliding doors and ample space for additional bedroom furniture.

Utility Room
6' 4" x 4' 11" (1.93m x 1.50m)
Practical utility room fitted with grey shaker-style base units, wood-effect worktops and a Belfast-style sink with black mixer tap. Space for a washing machine and tumble dryer, with additional cupboard storage and worktop space.

Shower Room
7' 9" x 4' 11" (2.37m x 1.50m)
Fitted with a walk in shower enclosure incorporating an electric shower, wash hand basin set within a white vanity unit with additional cupboard storage, and WC. Further features include an illuminated wall mirror, fitted worktop surfaces and light-coloured flooring.

Bedroom/ Dressing Room
13' 9" x 10' 9" (4.19m x 3.27m)
Well-proportioned room currently utilised as a home office and dressing room, with fitted carpet, a large window providing views towards the surrounding countryside and fitted wardrobes with sliding doors. The room offers flexibility for use as a third bedroom, study or dressing room.

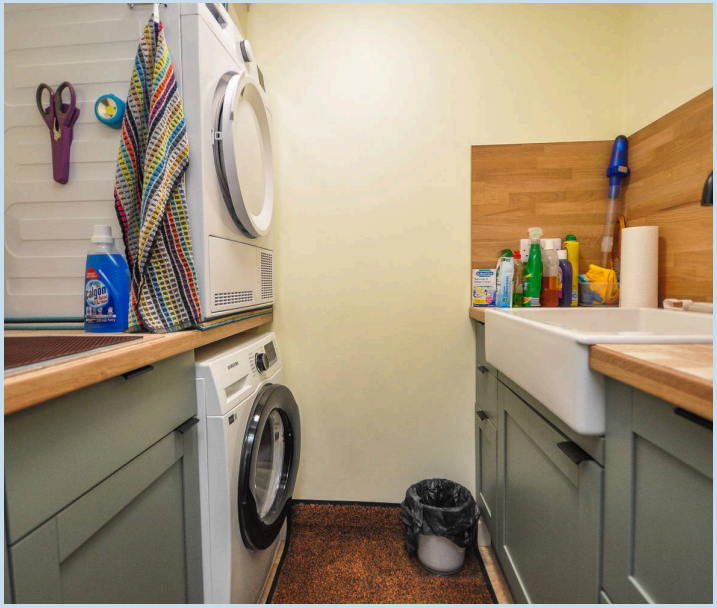
Bedroom/ Sitting Room
11' 3" x 8' 8" (3.42m x 2.64m)
Versatile room currently utilised as an additional sitting room, with fitted carpet, built-in double storage cupboard and a glazed door with adjoining windows providing direct access to the rear garden. The room offers flexibility for use as a bedroom, home office or separate sitting room.

Rear Garden - Well maintained rear garden comprising an extensive paved patio area with raised flower beds, established shrubs and decorative planting. Steps or disabled friendly ramp lead from the property onto the patio, with paved pathways providing access around the garden. Additional features include Keter-built garden storage sheds, an enclosed metal framed fruit cage incorporating a mini greenhouse and an outdoor water butt. The garden enjoys an open outlook across adjoining farmland towards the surrounding countryside and distant Galloway Hills.

DRIVEWAY

3 Parking Spaces







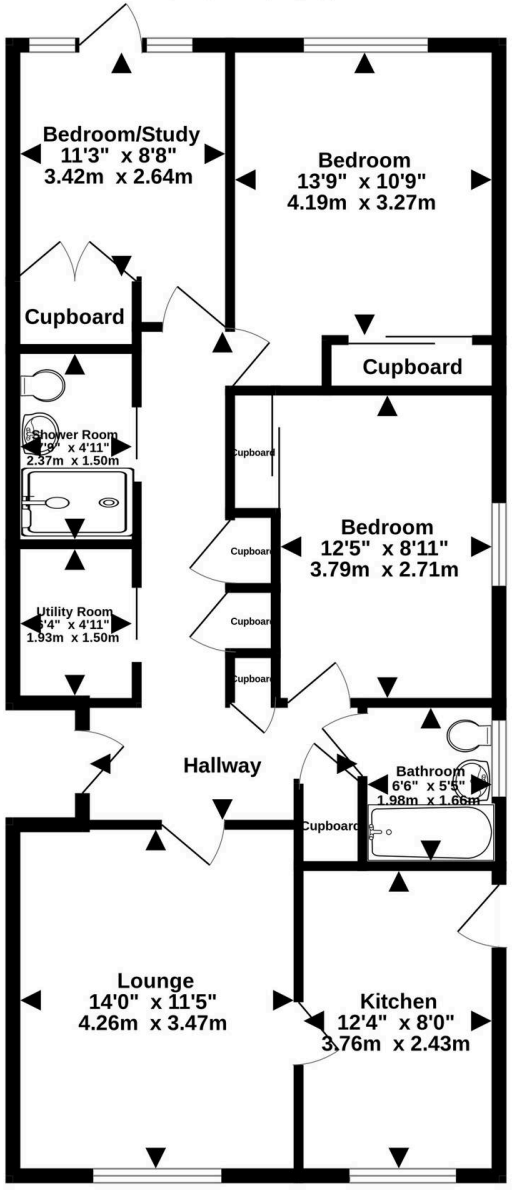








Ground Floor
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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 C

EPC RATING: D (55)

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.

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The Property Ombudsman