



7 Heron Way, Minnigaff

Newton Stewart

Offers Over £125,000



7 Heron Way

Minnigaff, Newton Stewart

Occupying a prime 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. Viewing of this most pleasant property is to be thoroughly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached bungalow
- Well sought after location
- Off road parking
- Sat on a generous plot
- Detached garage
- Ideal first time purchase
- Potential retirement property
- Well proportioned accommodation





7 Heron Way

Minnigaff, Newton Stewart

Presenting a charming 2-bedroom detached bungalow located in a well sought after area. This property boasts a detached garage and off-road parking, situated on a generous plot offering ample space for potential expansion. Ideal as a first-time purchase or as a potential retirement property, this residence offers well-proportioned accommodation throughout. The detached nature of this bungalow ensures privacy and tranquillity for its residents.

Upon entering, one is greeted by a welcoming living space that flows seamlessly into a practical kitchen area. The property benefits from two bedrooms, providing comfortable living arrangements suitable for various needs. With its ideal location and desirable features, this property presents a unique opportunity for those seeking a peaceful yet convenient lifestyle. Don't miss the chance to make this well-maintained bungalow your own retreat and enjoy the comfort and practicality it offers.



Hallway

Front entrance into hallway providing full access to living accommodation. Electric storage heater as well as built in storage and access to boiler.

Lounge

14' 2" x 11' 5" (4.32m x 3.49m)

Spacious lounge to front of property with large double glazed window to front providing front outlook as well as electric storage heater and TV point. Access to dining kitchen also.

Kitchen

12' 6" x 7' 10" (3.80m x 2.39m)

Generous sized dining kitchen with both fitted floor and wall mounted units. Plumbing for washing machine as well as under counter space for kitchen appliances and space for cooker. Integrated stainless steel sink with mixer tap as well as rear outside access.

Bathroom

6' 6" x 5' 4" (1.99m x 1.62m)

Towards rear of bathroom, electric shower over bath with separate toilet and WHB. Tiled wall as well as double glazed window to rear.

Bedroom

10' 9" x 8' 8" (3.28m x 2.65m)

Double bedroom to rear of property with large double glazed window, electric storage heater and generous built in storage.

Bedroom

10' 9" x 8' 10" (3.28m x 2.68m)

Double bedroom to rear of property with large double glazed window, electric storage heater and generous built in storage. BT phone socket also.



REAR GARDEN

Spacious garden grounds to the rear comprising of concrete panel pathway and steps from gravel area leading to tiered gravel border and lawn area stretching behind detached garage. Planting borders also.

FRONT GARDEN

Well maintained lawn area to front of property with surrounding planting borders.

GARAGE

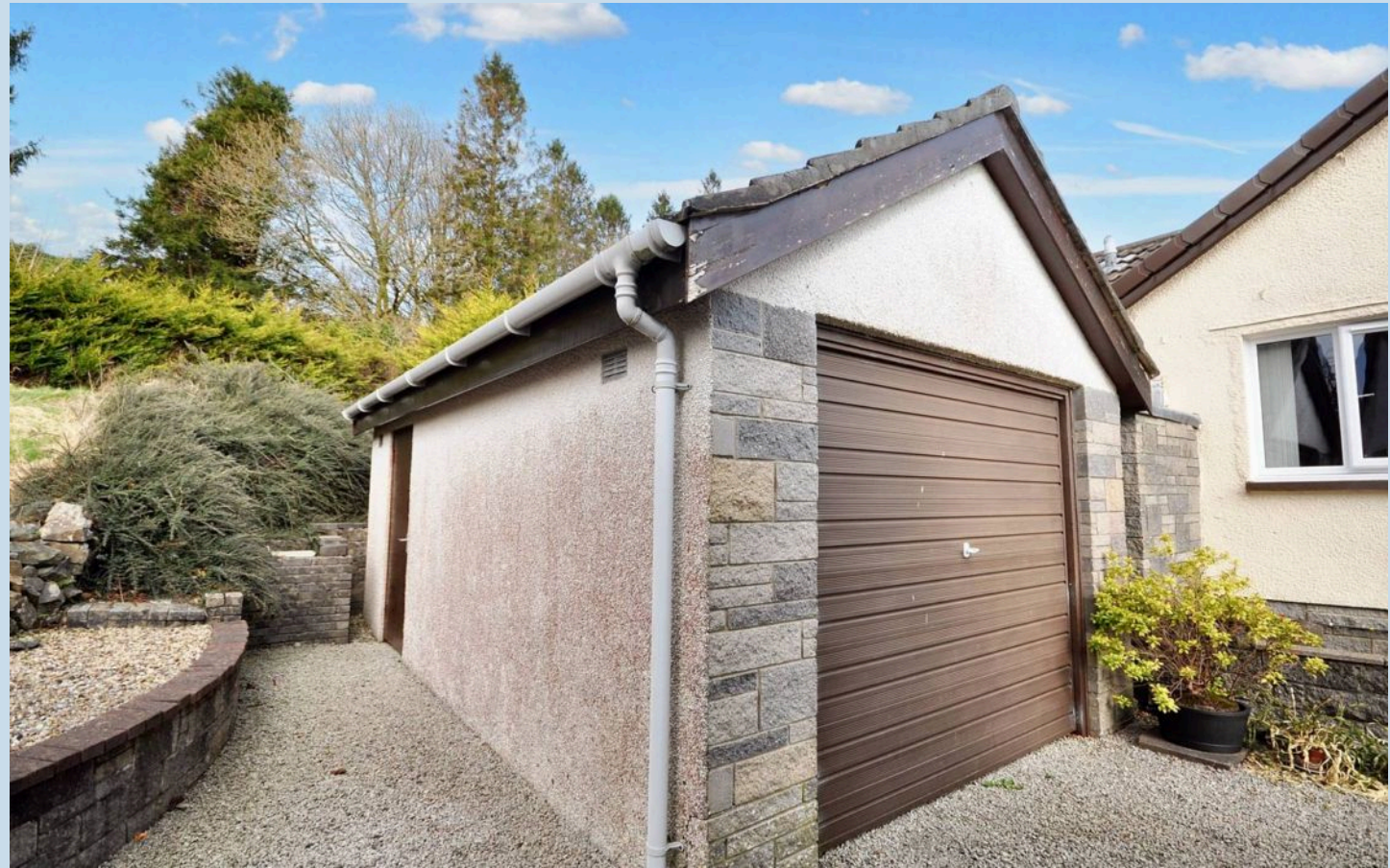
Single Garage

Detached garage accessed from front driveway with up and over door to front as well as side access and single glazed window to rear. Mains power also.

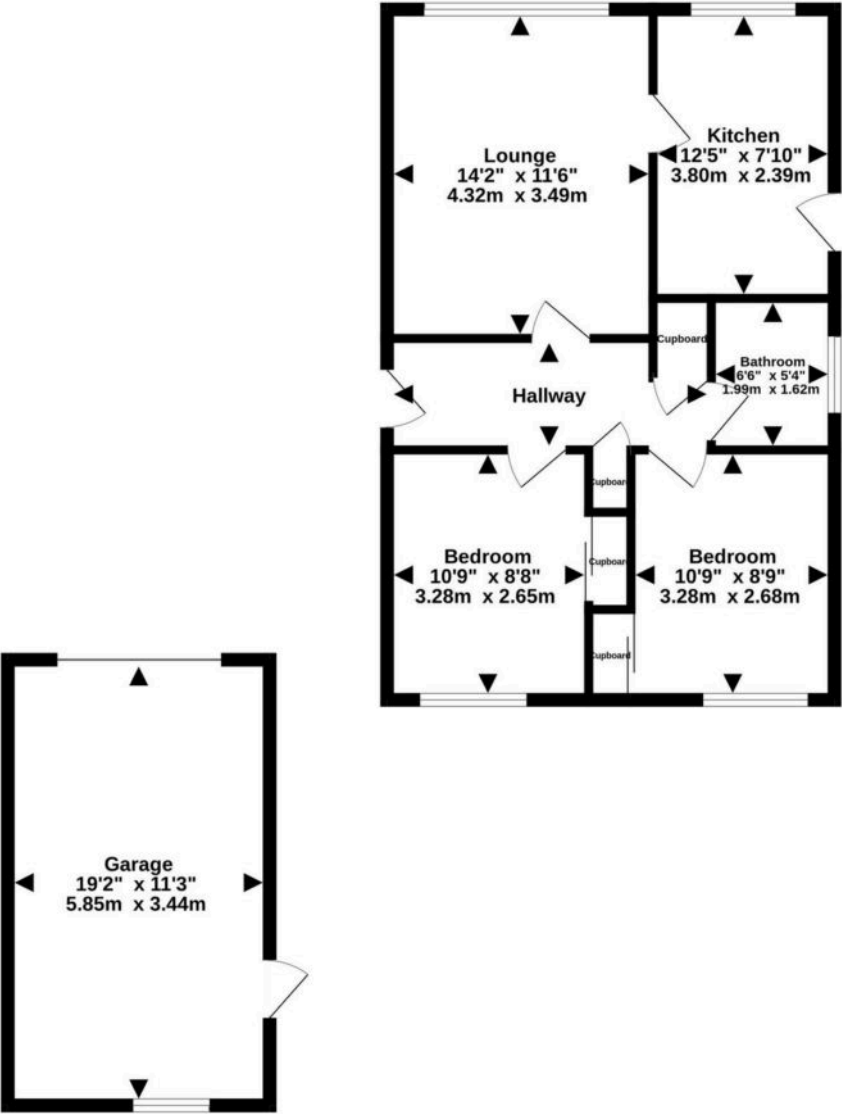
DRIVEWAY

2 Parking Spaces

Front paved driveway allowing for off road parking leading to detached garage and rear garden.



Ground Floor
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

