



44 Murray Place

Minnigaff, DG8 6PA



End of terrace, 3-bedroom property with detached garage, in excellent condition through out.

Offers Over: £150,000 are invited

44 Murray Place, Minnigaff, DG8 6PA



1



3



2

Key Features:

- . Spacious family home
- . Modern features
- . Front conservatory
- . Multi fuel burning stove
- . Full UPVC Double glazing
- . Gas fired central heating
- . Undergone full program of modernisation
- . Convenient location
- . Detached garage



galloway & ayrshire properties



Property description

An opportunity arises to acquire an extended, end of terrace villa located within a popular residential area within easy reach of the town centre and all major amenities. With residential parking to the front and private driveway to the rear as well as rear access. In excellent condition throughout the property benefits from a splendid dining kitchen, delightful ensuite bathroom, the addition of a dining area to the front with under floor heating, new internal woodwork, internal oak doors, uPVC double glazing and gas fired central heating. Set within its own area of easily maintained garden ground and detached garage. Conveniently located near Minnigaff Primary School. Viewing is to be highly recommended.

Located within easy reach of the town centre and all major amenities, this is an extended, end of terrace villa which provides very well-proportioned and comfortable family accommodation over three floors. The property, which is in excellent condition throughout, is of traditional construction with timber frame extension, under a tiled roof and benefits from a splendid contemporary kitchen, the addition of a dining area to the front as well as converted loft space comprising of master bedroom with a delightful ensuite bathroom. With many modern features to appreciate such as modern lighting and sockets/facings with USB sockets, this would make an ideal family home.

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.





Accommodation

Entrance Hallway

Front entrance via UPVC storm door into spacious hallway providing ground level access as well as stairs providing access to upper-level accommodation. Central heating radiator, thermostat for central heating and integrated smoke detector.

Lounge

Spacious open lounge to front of property with added on extension allowing for dining area. Multi fuel burning stove, built in display recess, central heating radiator as well as BT phone socket, integrated smoke detector and access into dining kitchen.

Conservatory

Recently added on extension of timber frame construction comprising of a dining area with under floor heating, fully double glazed with French doors allowing access onto front patio as well as mains power with access to controls for under floor heating.

Kitchen

Spacious dining kitchen towards the rear of the property with both floor and wall mounted units, stainless steel sink, double glazed window providing rear outlook, UPVC storm door for rear access, under stairs storage/ pantry. Space for under counter tumble dryer, dish washer as well as plumbing for washing machine.

Landing

Spacious landing providing 1st floor access as well as stairs providing access to top floor accommodation. Central heating radiator, double glazed window as well as built in storage and integrated smoke detector.

Shower Room

Modern shower room with corner shower cubicle with electric shower, toilet & WHB, double glazed window, central heating towel rack and integrated extractor fan.

Bedroom 3

Double bedroom towards rear of property with central heating radiator, double glazed window providing rear outlook, TV point and built in storage.

Bedroom 2

Spacious double bedroom towards front of property with central heating radiator, double glazed window providing front outlook, TV point and built in storage.



Accommodation

Master bedroom

Generous sized, top floor master bedroom with ensuite bathroom, Velux windows, TV point, central heating radiator as well as eaves storage.

Ensuite

Ensuite bathroom comprising of mains shower over jacuzzi style bath, separate WHB and toilet, large Velux window, built in extractor fan and central heating towel rack.

Detached Garage

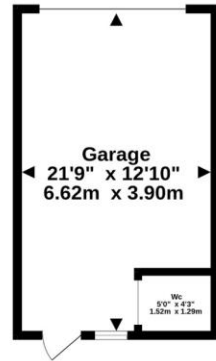
Large detached garage of traditional construction with mains power and plumbing, concrete flooring, up and electric roller door to front and wooden door for rear access. Double glazed window to rear as well as separate WC.

Garden

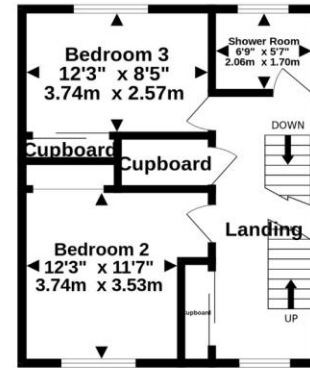
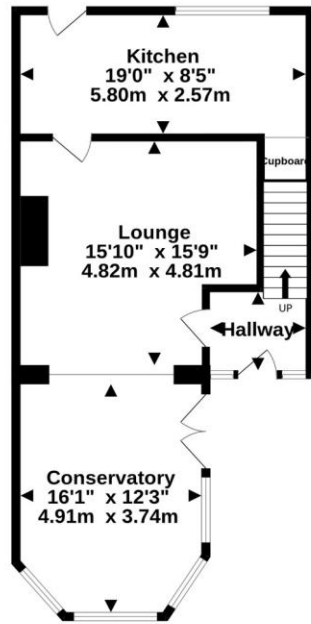
Fully enclosed recently landscaped garden to the rear with concrete pathing, well maintained lawn area, driveway for rear off road parking next to garage as well as added on shelter to side of property for storage. Concrete pathing to front with gravel borders and artificial lawn.



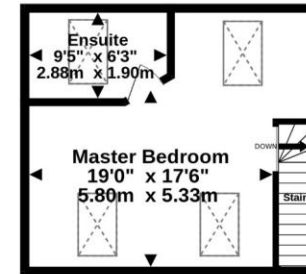
Ground Floor
917 sq.ft. (85.2 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.



2nd Floor
333 sq.ft. (30.9 sq.m.) approx.



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. Pre-sale 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.

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

C(74)

SERVICES

Mains electricity, water and gas fired central heating. Under floor heating in extension.

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.

