




8 Bower Drive, Old Minnigaff  
Newton Stewart, DG8 6AH.





Recently extended, detached  
bungalow in a well sought  
after location in excellent  
condition throughout.

Offers Over: £220,000 are invited



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#### Key Features:

- . Detached bungalow
- . Detached garage
- . Modern electric heating / under floor heating
- . Recent rear extension (2024)
- . Full UPVC Double glazing
- . Large enclosed garden
- . Prime location
- . Off road parking
- . Stunning outlook



**galloway & ayrshire properties**





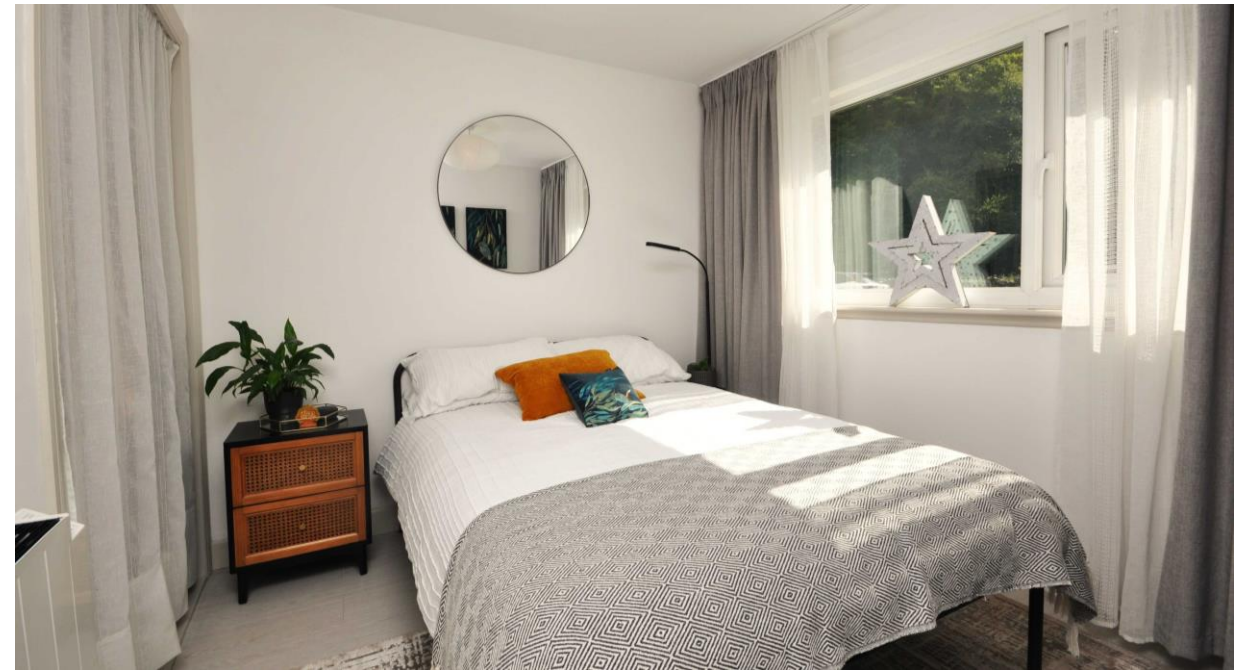


## Property description

A superbly presented detached bungalow, located within the most picturesque setting on the outskirts of the small town of Old Minnigaff, sat on a generous sized plot allowing for spacious garden grounds. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, under floor central heating to the rear extension as well as electric heating and full modern double glazing. With a front entrance providing access to the original living accommodation of timber frame construction under a tile roof. This comprises of a spacious front lounge and two double bedrooms. There is also a modern and bright shower room with walk in mains shower in excellent condition. The property has since benefitted from being extended to the rear, less than one year old which allows for spacious living accommodation to the rear also. There are three ceiling mounted integrated smoke detectors plus heat detector.

The extension also being of timber frame construction under a tile roof (tapco tiling) comprises of a newly installed open plan dining kitchen with modern floor and wall mounted units as well as high quality integrated appliances to include a 'Bosch' dishwasher. This is open plan to a dining area and sitting room to the rear with French doors providing access to rear decking overlooking the well-maintained garden grounds as well as external LED lighting. With large double-glazed units providing natural light, tasteful décor to include a built-in media unit as well as feature electric fire. This makes for an ideal living space equipped for any season whether it be the height of summer or middle of winter. Sitting on a generous sized plot, this allows for spacious, sunny garden grounds comprising of two paved patio areas, well maintained lawns and border hedging. The plot also allows for ample off-road parking and a detached garage with a separate utility area to the rear. An ideal property in a prime location for those looking for something on one level, viewing is to be thoroughly recommended.

This property is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and woodland beyond. To the rear there is an outlook over the garden ground as well as woodland managing to provide a tranquil setting in a peaceful 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.









## Accommodation

### Hallway

Front entrance via UPVC storm door, entering into hallway providing full access to living accommodation, built in storage, loft hatch access as well as integrated smoke detector.

### Lounge

Spacious lounge towards front of property with large double-glazed window providing front outlook, electric heater, TV point, integrated smoke detector and cornice plaster work.

### Bedroom 2

Double bedroom towards front of property with large double-glazed window providing front outlook, electric heater and built-in wardrobes.

### Bedroom 1

Double bedroom towards rear of property with large double window providing rear outlook, electric heater and built-in wardrobes.

### Bathroom

Spacious modern shower room comprising of walk-in cubicle shower with mains shower and tiled wall, separate toilet and wash hand basin with fixed storage units, double-glazed window and heated towel rack.

### Dining Kitchen

Spacious modern dining kitchen with floor and wall mounted units. Black composite sink with mixer tap, integrated electric fan oven and hob (Bosch). Integrated microwave and fridge freezer as well as integrated dish washer (Bosch) and integrated washing machine. UPVC storm door for outside access as well as open plan access into rear extension. LED cabinet lighting.

### Sitting Room

Open plan sitting area to rear of property with access to dining kitchen area, full double glazing and UPVC French doors providing rear outside access to decking and garden ground with external lighting. Custom-built media unit with feature fire and custom shelving as well as benefitting from under floor heating and heat recovery unit.

### Garage

Detached garage of traditional construction providing ample storage space with mains power. Up and over door to front as well as side door for access. Extended to rear to allow for separate utility area with second washing machine plus tumble dryer, sink and storage.

### Garden

Generous sized plot comprising of sunny grounds with well maintained lawns, planting borders and hedging to the front and rear as well as concrete panel and gravel driveway for off road parking. Two paved patio areas to the rear as well as decking off extension. Two greenhouses, large metal shed and raised beds.













## NOTES

Included in sale price, all integrated appliances i.e. washing machine, dishwasher, hob, oven, fridge freezer and microwave; second washing machine and separate tumble dryer in utility room; all light fittings & electric fire.

Available by negotiation: TV in media unit; window coverings

## COUNCIL TAX

Band D

## EPC RATING

E(40)

## SERVICES

Mains electricity, water & drainage. Electric heating.

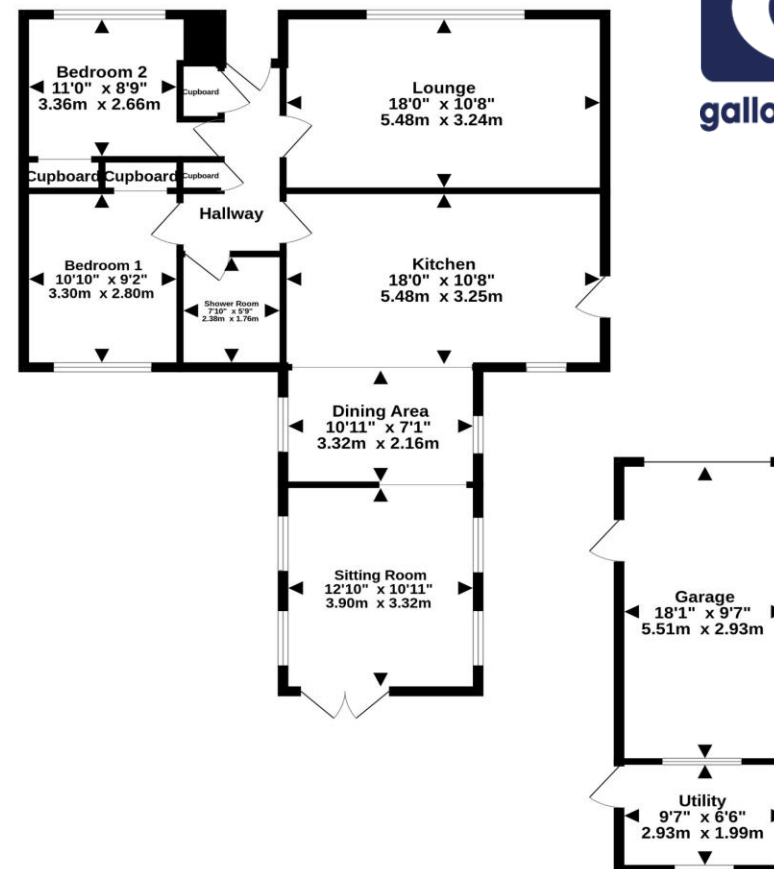
## VIEWING ARRANGEMENTS

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.

Ground Floor  
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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