



2 Cumloden Mews Cumloden Road, Minnigaff

Newton Stewart, DG8 6AA

Offers Over **£65,000**

Old Minnigaff is a sought-after residential area situated on the edge of the popular market town of Newton Stewart, often referred to as the "Gateway to the Galloway Hills". Surrounded by attractive countryside and woodland walks, the area offers a peaceful lifestyle while remaining conveniently close to a wide range of local amenities including supermarkets, healthcare services, cafés and independent shops. Newton Stewart benefits from excellent access to outdoor pursuits with the nearby Galloway Forest Park, riverside walks and coastal routes all within easy reach. The retirement settlement itself enjoys a quiet and well-established setting, providing a relaxed environment ideally suited to retirement living.

- Well-presented one bedroom bungalow within a popular retirement settlement
- Bright and spacious lounge with large window and glazed door formations
- Fitted galley-style kitchen with ample storage
- Generous sized double bedroom
- Bathroom with shower over bath
- Electric heating and double glazing
- Fully landscaped and well maintained garden grounds
- Accessible ramped entrance and paved pathways
- Peaceful residential setting in Old Minnigaff, Newton Stewart
- Off road allocated parking



Situated within a peaceful and well-maintained retirement settlement in Old Minnigaff, Newton Stewart, this attractive one bedroom bungalow offers comfortable, easily managed accommodation ideally suited to retirement living. Occupying a pleasant position within the development, the property benefits from private garden grounds, accessible entry and a bright, practical internal layout. The accommodation comprises a welcoming entrance hallway leading through to a generously proportioned lounge flooded with natural light from large window and glazed door formations overlooking the garden grounds.

The lounge offers ample space for both lounge and dining furnishings, creating an ideal setting for everyday living. The fitted kitchen is arranged in a practical galley style and features a range of wall and base mounted units with complementary work surfaces, tiled splashbacks and space for freestanding appliances and white goods. A large window formation enhances the bright and airy feel of the room. The spacious double bedroom offers excellent proportions with space for free-standing furniture and enjoys a pleasant outlook together with neutral décor and fitted carpeting. The bathroom is fitted with a three-piece suite comprising WC, wash hand basin and bath with shower over.

Externally, the property enjoys private enclosed garden grounds primarily laid to lawn together with paved pathways and ramped access for ease of mobility. The property further benefits from double glazing, electric heating and nearby residents' parking. A maintenance charge is payable six-monthly to Cumlodan Manor, equating to approximately £10 per week, with Cumlodan Manor also retaining a one sixth ownership share within the development. This is an excellent opportunity to acquire a well-maintained retirement bungalow within a highly regarded and peaceful residential setting close to local amenities and transport links within Newton Stewart.



Kitchen

11' 7" x 8' 6" (3.53m x 2.58m)

A bright and functional galley-style kitchen fitted with a range of wall and base mounted units complemented by contrasting work surfaces and tiled splashback surrounds. The room benefits from a large double glazed window providing a front outlook. Integrated stainless steel sink and drainer, freestanding cooker space and plumbing for white goods, the kitchen provides a practical layout with ample storage space.

Lounge

15' 7" x 11' 7" (4.76m x 3.53m)

A generously proportioned and well presented lounge to the rear with large double glazed windows and French UPVC patio doors giving rear outside access. The room offers ample space for both lounge and occasional dining furniture with neutral décor and wall mounted electric heating.

Bedroom

11' 4" x 10' 0" (3.45m x 3.05m)

A spacious double bedroom offering generous proportions and a bright, comfortable space. The room benefits from a large double glazed unit providing a rear outlook as well as ample space for free standing bedroom furniture. Finished in neutral décor and electric heating.

Walk in storage

Accessed off the hallway, a generous sized walk in cupboard providing ample storage space with built in shelving.

Bathroom

8' 6" x 5' 7" (2.58m x 1.70m)

Fitted with a three-piece suite comprising WC, wash hand basin and bath with shower positioned over and glazed screen. The bathroom is partially tiled and benefits from a fitted wall mirror cabinet, natural light via opaque window formation and practical vinyl flooring. A well-maintained and functional space suited to everyday use.



GARDEN

The property occupies a pleasant position within a well-maintained residential development and benefits from fully landscaped garden grounds primarily laid to lawn. A paved pathway and ramped access lead to the rear entrance, providing ease of access to the property. The garden offers a low-maintenance outdoor space ideal for enjoying the surrounding outlooks. At the front of the property is a useful storage area with hatch from the kitchen.

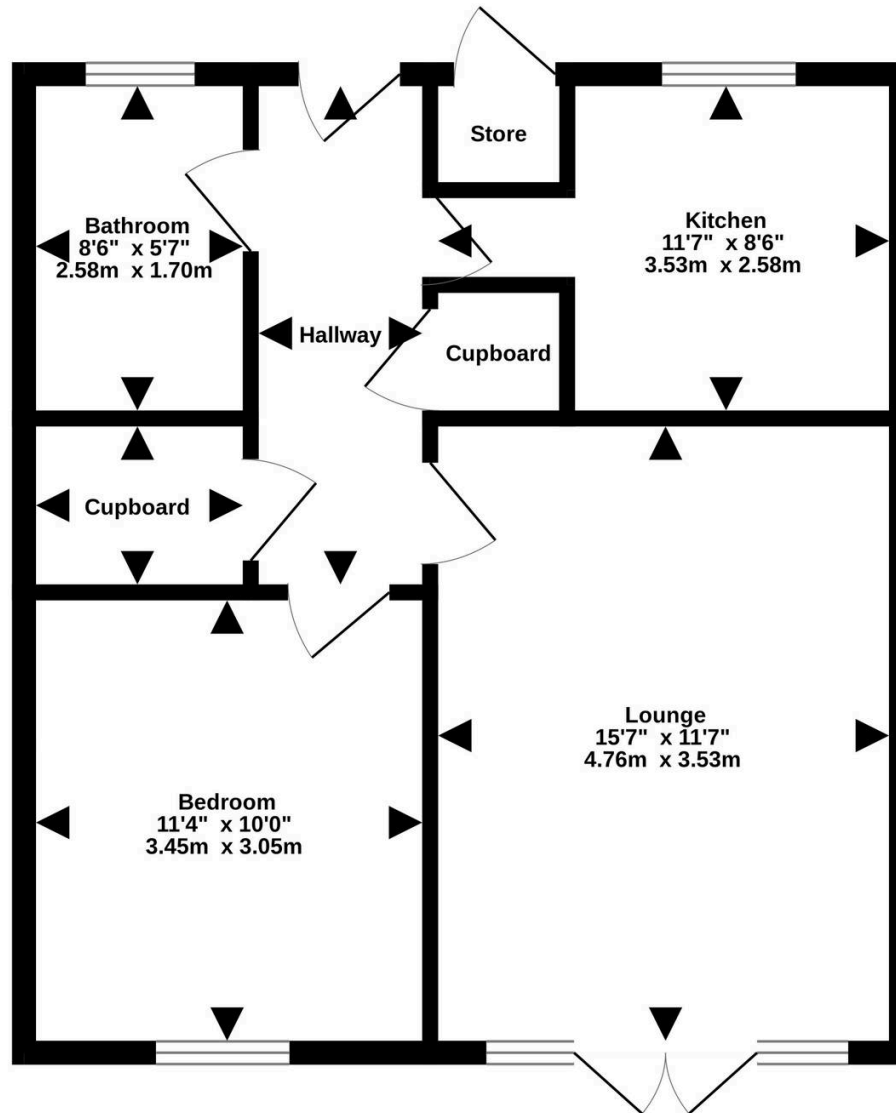
ALLOCATED PARKING

1 Parking Space

Allocated parking via the residents carpark to front of property.



Ground Floor
520 sq.ft. (48.3 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band A

EPC RATING D(62)

SERVICES Mains water, electricity and 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. 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.

