



22 McGregor Drive, Minnigaff

Newton Stewart, DG8 6PE

Offers Over **£110,000**

This well-presented two bedroom end of terrace house offers an excellent opportunity for first time buyers or those seeking a conveniently located home. The property features two spacious double bedrooms and a converted attic space, providing additional flexibility for a home office or hobby room (subject to any necessary consents). Benefitting from gas fired central heating with a modern boiler fitted in 2023, as well as full UPVC double glazing throughout, the home ensures year-round comfort and energy efficiency. Inside, the accommodation is thoughtfully arranged to maximise space and light, creating a welcoming and practical living environment. The property is ideally situated within walking distance to primary schooling, making it perfect for young families, and is close to all major amenities including shops, transport links and recreational facilities. This attractive home is ready to move into and offers a rare combination of comfort, convenience and potential.

- End of terrace property
- Two double bedrooms
- Converted attic space
- Fully enclosed garden grounds
- Off road parking
- Gas fired central heating (boiler fitted 2023)
- Full UPVC double glazing
- Ideal first time purchase
- Walking distance to Primary schooling
- Close to all major amenities



Externally, the property boasts a fully enclosed rear garden that has been well landscaped for ease of maintenance. The garden features a paved patio area, leading to a well maintained lawn bordered by gravel and mature planting. A detached timber garden room provides a versatile space for a home office, studio or additional storage, while surrounding boundary fencing ensures privacy and security. To the front, a spacious garden has also been designed for easy maintenance and features a paved pathway, gravel borders and a paved driveway offering valuable off road parking. The thoughtful landscaping continues the theme of practicality and style, making the outdoor spaces as inviting as the interior. This property truly offers a complete package of modern living both inside and out, and early viewing is highly recommended to appreciate all it has to offer.



Entrance

Front entrance via UPVC storm door into hallway leading to open plan lounge as well as stairs giving access to upper floor accommodation.

Lounge

14' 5" x 12' 5" (4.40m x 3.78m)

A bright and spacious open plan lounge with large double glazed window providing a front outlook as well as a feature electric fire and central heating radiator. Open plan access to rear kitchen.

Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

To rear of property, a fully fitted kitchen benefitting from both floor and wall mounted units. Comprising of a stainless steel sink with mixer tap as well as a fitted gas cooker and oven. Plumbing for washing machine as well as double glazed window to rear an open plan access to rear entrance with built in storage giving access to central heating boiler.

Bathroom

6' 1" x 5' 7" (1.85m x 1.69m)

An upper floor bathroom comprising of a three piece suite benefitting from an electric shower over bath with tiled walls as well as fitted WHB with vanity unit and separate WC. Central heating radiator as well as double glazed window.

Bedroom

12' 5" x 11' 4" (3.78m x 3.45m)

A bright and spacious double bedroom on the upper floor to front of property with two double glazed windows providing a front outlook as well as a central heating radiator as well as access to upper attic space.





Bedroom

12' 6" x 9' 6" (3.82m x 2.89m)

A spacious double bedroom on the upper level to rear of property with double glazed window providing a rear outlook as well as a central heating radiator and built in storage.

Attic room

18' 11" x 15' 7" (5.76m x 4.75m)

Accessed from the master bedroom, a spacious attic space with double glazed Velux window as well as central heating radiator. Generous built in storage also.

Rear Garden

A fully enclosed garden to the rear which has been fully landscaped benefitting from paved patio area leading to well maintained lawn with surrounding gravel and planting border as well as detached timber garden room and surrounding boundary fencing.

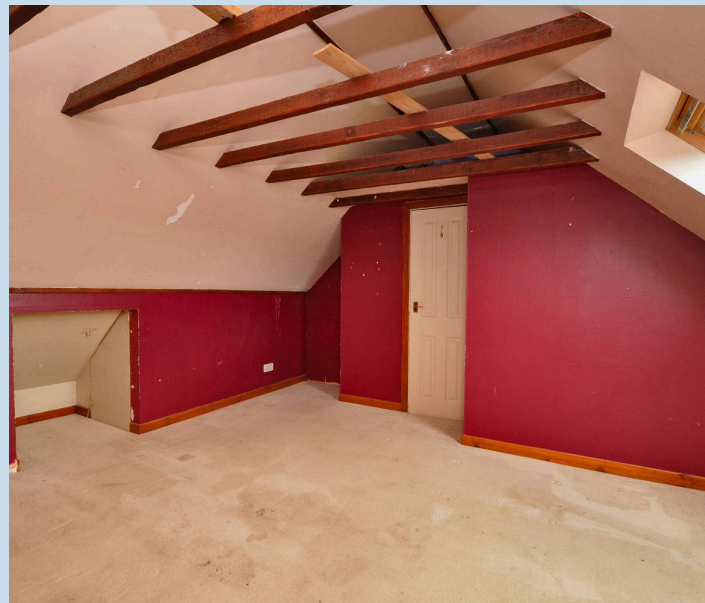
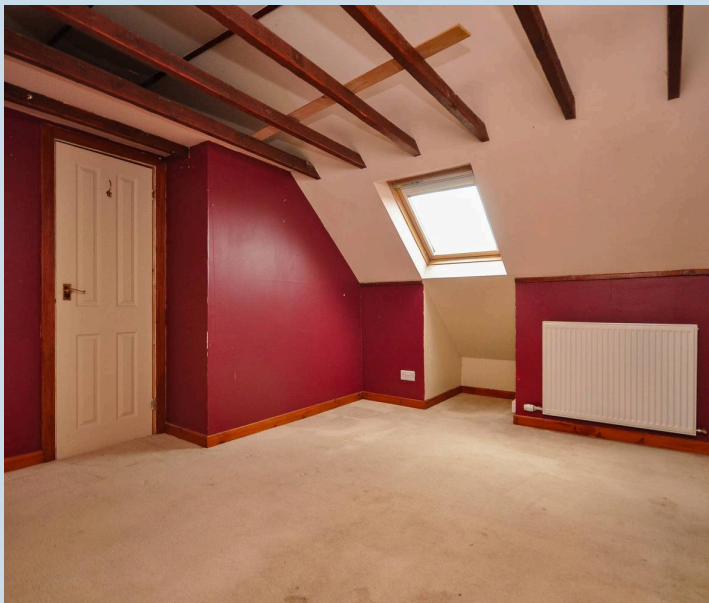
Driveway

1 Parking Space

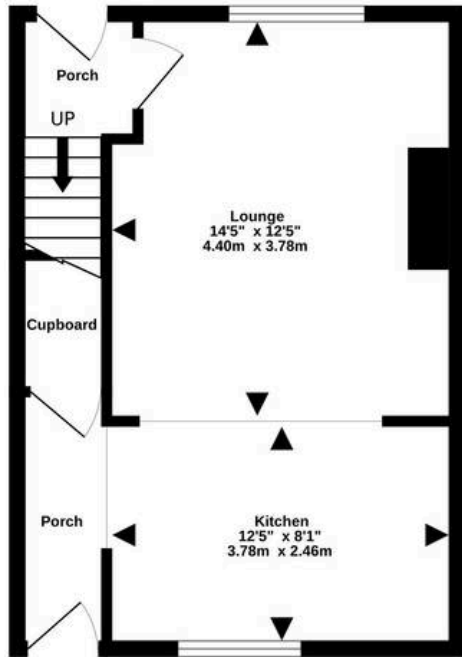
Paved driveway allowing for off road parking.

Front Garden

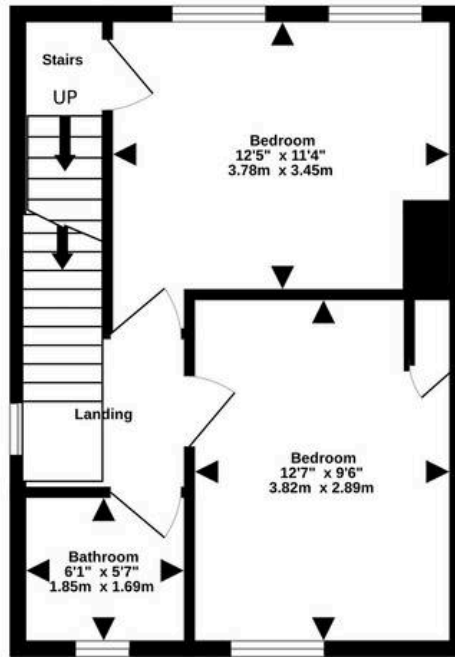
A spacious front garden of easy maintenance comprising of a paved pathway as well as paved driveway for off road parking and gravel borders.



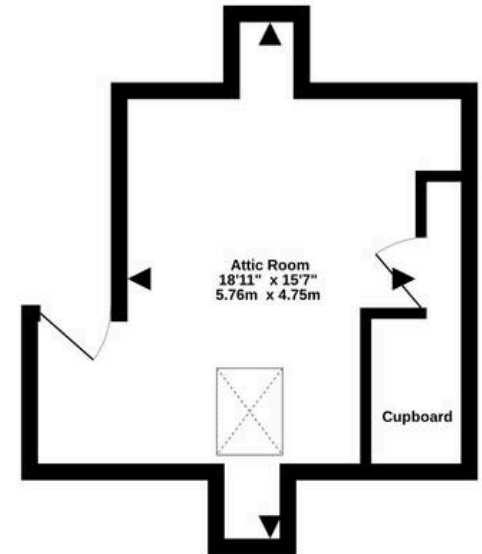
Ground Floor
344 sq.ft. (32.0 sq.m.) approx.



1st Floor
345 sq.ft. (32.1 sq.m.) approx.



2nd Floor
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX: Band B

EPC RATING: C - 69

SERVICES Mains electricity, water & drainage. Gas central 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

