

GAP
galloway & ayrshire properties

8 Race Green Avenue, Minnigaff

Newton Stewart, DG8 6PD

Offers Over £155,000 are invited.

Racegreen Avenue is situated within the established residential area of Minnigaff, on the eastern side of the River Cree, close to the market town of Newton Stewart. The surrounding area is predominantly residential, with countryside and woodland nearby. Newton Stewart provides a range of local amenities, including supermarkets, independent shops, cafés, primary and secondary schooling, a leisure centre, cinema and healthcare facilities. Minnigaff itself also benefits from a local primary school and access to recreational facilities. The property is conveniently positioned for access to the A75, providing road connections towards Dumfries, Stranraer and the wider southwest of Scotland. The surrounding area also offers opportunities for walking, cycling and other outdoor pursuits, with the Galloway Forest Park and Kirroughtree nearby.

- Recently and extensively renovated three-bedroom semi-detached house
- Well-presented accommodation with modern fixtures and fittings throughout
- Spacious lounge with wood-burning stove and dining area
- Contemporary fitted kitchen with integrated appliances
- Separate utility room with sliding patio doors to the rear
- Modern first-floor shower room with walk-in shower
- Three bedrooms, including a smaller bedroom suitable for use as a study
- Partially completed loft conversion intended to provide an additional bedroom with en-suite facilities
- Enclosed rear garden with lawn, paved patio and countryside outlooks
- Extensive block-paved frontage providing generous off-road parking







An extensively renovated three-bedroom end terraced former local authority property, occupying a position within the established residential area of Racegreen Avenue, Minnigaff. The property has undergone significant internal improvements and offers well-presented accommodation over two floors, together with a partially completed loft conversion. Of particular note are the contemporary kitchen and shower room, spacious lounge with wood-burning stove and open countryside outlooks to the rear.

The ground floor accommodation is accessed by way of a double-glazed uPVC storm door opening into the entrance hallway, with staircase leading to the upper floor. The spacious lounge provides ample room for both lounge and dining furniture and features a wood-burning stove set upon a tiled hearth with a natural timber mantel above.

Additional features include recessed ceiling spotlights, modern flooring and a large window providing natural light. To the rear is a contemporary fitted kitchen comprising a range of grey wall and floor-mounted units, contrasting worktops, integrated cooking appliances and modern sink fittings. An adjoining utility room provides additional worktop and storage space, with sliding patio doors allowing direct access to the rear garden.



The first floor comprises three bedrooms, two of which are generously proportioned doubles, with the third providing suitable accommodation for a single bedroom, nursery or home office. The modern shower room has been finished with contemporary wall panels, patterned flooring and a walk-in shower enclosure with glazed screen, together with a WC and wash hand basin.

A further staircase leads to the roof space, where work has commenced on a loft conversion intended to provide an additional bedroom with en-suite accommodation. The area has been partially lined and partitioned, with recessed lighting installed and additional storage available within the eaves. The conversion remains unfinished and would require completion and any necessary statutory approvals before being used as habitable accommodation.

Externally, the property benefits from an extensive block-paved frontage providing generous off-road parking. To the rear is an enclosed garden comprising a central lawn, block-paved pathways and a raised paved patio area. A timber-built outbuilding provides additional storage and a covered log store. The rear garden enjoys an open outlook over neighbouring farmland towards the surrounding countryside and wooded hills.

Overall, this is a significantly upgraded family home offering spacious accommodation, modern internal finishes, substantial parking provision and attractive rural views, whilst remaining conveniently positioned for the amenities of Newton Stewart.



Hallway
Accessed via a double-glazed UPVC storm door, the entrance hallway has wood-effect flooring, neutral décor and a carpeted staircase with handrail leading to the first floor as well as access to the lounge.

Lounge
17' 8" x 15' 2" (5.38m x 4.63m)
Spacious and well-presented lounge with a large front-facing window providing natural light. Features a wood-burning stove set on a slate hearth with a rustic timber mantel above, wood-effect flooring, recessed ceiling spotlights and neutral décor. Ample space for lounge and dining furniture, with access to the kitchen.

Kitchen
12' 7" x 8' 4" (3.84m x 2.54m)
Modern fitted kitchen featuring a range of grey wall and base units with complementary white worktops and matching splashbacks. Incorporates a four-burner gas hob with extractor hood above, built-in oven, black composite sink with contemporary mixer tap and plumbing for a washing machine and dishwasher. Further benefits include integrated storage cupboards, wood-effect flooring, recessed ceiling spotlights and a large window providing natural light and an open outlook.

Utility Room
6' 5" x 6' 0" (1.96m x 1.84m)
Situated off the kitchen, featuring modern grey base units with complementary white worktop, providing additional storage and worktop space. Benefits from wood-effect flooring and double-glazed sliding patio doors providing access to the exterior paved area.

Landing
Well-presented first floor landing with fitted carpet, recessed ceiling spotlights and neutral décor. A white painted balustrade overlooks the staircase, with matching internal doors providing access to the bedrooms and additional accommodation.













Shower Room
8' 6" x 5' 7" (2.60m x 1.70m)
Modern, fully refurbished shower room comprising a walk-in shower enclosure with glazed screen and wall-mounted shower, pedestal wash hand basin and WC. Finished with dark grey marble-effect wall panels, patterned floor tiling and a wall-mounted illuminated mirror. Further benefits include recessed ceiling spotlights and a double-glazed window providing natural light.

Bedroom
12' 2" x 10' 5" (3.71m x 3.17m)
Well-presented double bedroom with neutral décor, fitted carpet, ceiling pendant light and radiator. A large rear-facing double glazed window provides excellent natural light and enjoys extensive, uninterrupted views across the adjoining countryside towards distant hills. Built-in storage cupboard.

Bedroom
12' 2" x 10' 9" (3.71m x 3.27m)
Well-presented double bedroom with neutral décor, fitted carpet, ceiling pendant light and radiator. Double glazed window to the front provides natural light. Space for freestanding bedroom furniture.

Bedroom/ Study
9' 11" x 8' 2" (3.01m x 2.50m)
Well-presented room currently utilised as a dressing room, featuring open wardrobe and drawer storage, recessed display shelving and a dressing table positioned beneath a double glazed window. Finished with neutral décor and wood-effect flooring. The room could also be utilised as a home office or additional bedroom.

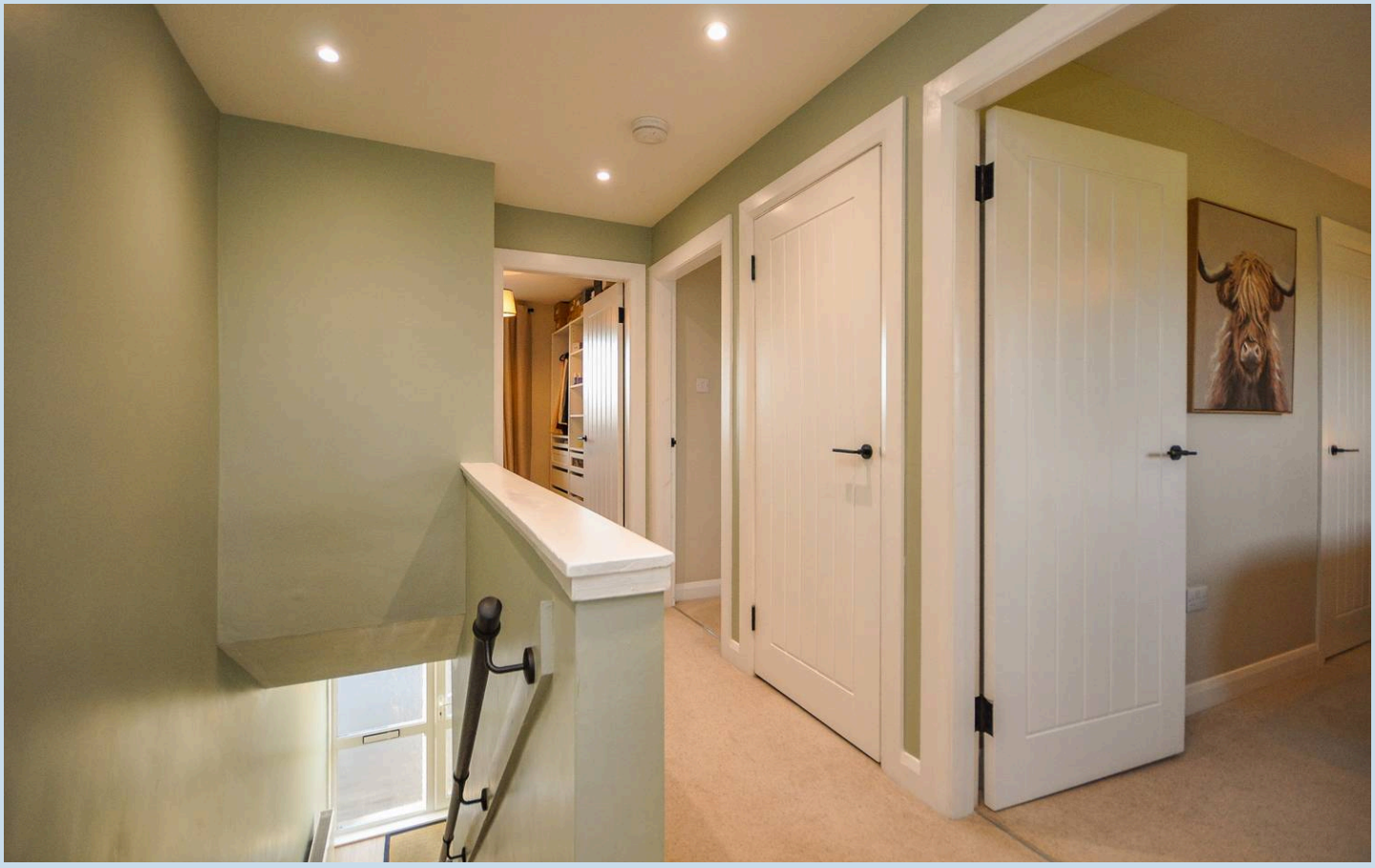
Loft Space/ Partially Completed Conversion
Substantial roof space with conversion works commenced to create an additional bedroom with en-suite facilities. The area is accessed via a fixed staircase and has been partially lined and partitioned, with ceiling spotlights installed and additional storage available within the eaves. Further works are required to complete the conversion, offering potential for additional accommodation, subject to the necessary consents and approvals.

Rear Garden

Enclosed rear garden comprising a central lawn bordered by block-paved pathways and a raised paved patio area accessed directly from the property. The garden is bounded by timber fencing and a blockwork wall, with a timber-built outbuilding providing additional storage and a covered log store. A particular feature is the open outlook across neighbouring farmland towards the surrounding countryside and wooded hills.

DRIVEWAY

2 Parking Spaces







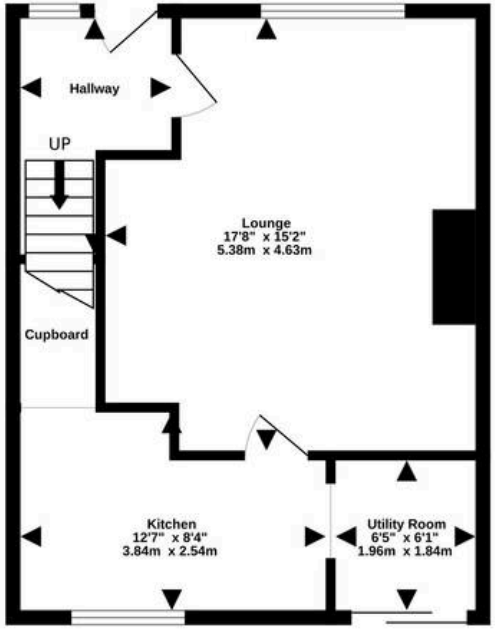




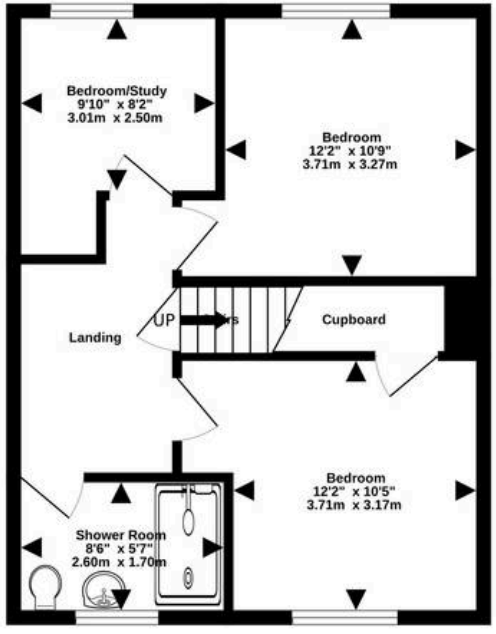




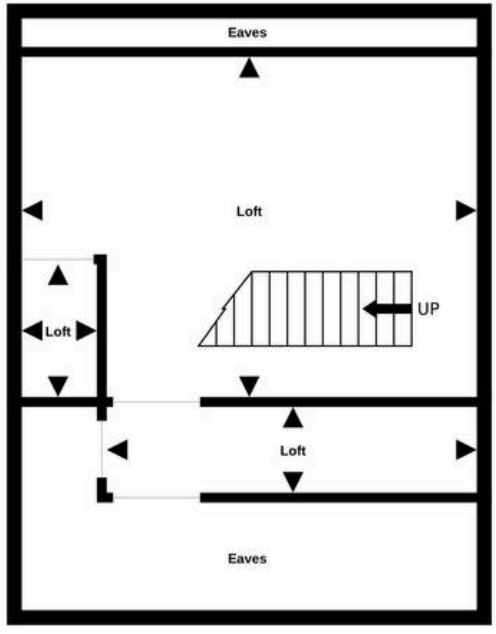
Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



1st Floor
445 sq.ft. (41.4 sq.m.) approx.



2nd Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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 throughout.

COUNCIL TAX Band B **EPC RATING**: C(73)

SERVICES

Mains water, drainage and electricity. Multi fuel stove & gas fired 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.

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The Property Ombudsman