



**Willow Bank, 3 Cumloden Road, Minnigaff**

Newton Stewart, DG8 6AA

Offers Over - £239,995 are invited.

# Willow Bank, 3 Cumloden Road

Minnigaff, Newton Stewart, DG8 6AA

Spacious 4-bed detached chalet in Old Minnigaff with 2 receptions, 2 baths, utility, balcony, large gardens, ample parking, and garage. Flexible layout ideal for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached four-bedroom chalet-style home
- Prime residential location on Cumloden Road, Old Minnigaff
- Generously proportioned lounge with feature fireplace
- Separate dining room offering potential for a fifth bedroom
- Fitted kitchen with direct garden access
- Ground floor shower room and first floor bathroom
- Principal bedroom with access to a private balcony
- Oil-fired central heating and double glazing
- Generous garden grounds with mature shrubs and established planting
- Extensive off-road parking and single garage



Occupying a prime residential position on Cumloden Road in Old Minnigaff, Willow Bank is a substantial detached chalet-style home offering spacious and versatile accommodation over two floors. The property benefits from four bedrooms, two public rooms, a bathroom and separate shower room, together with generous garden grounds, extensive off-road parking and a garage.

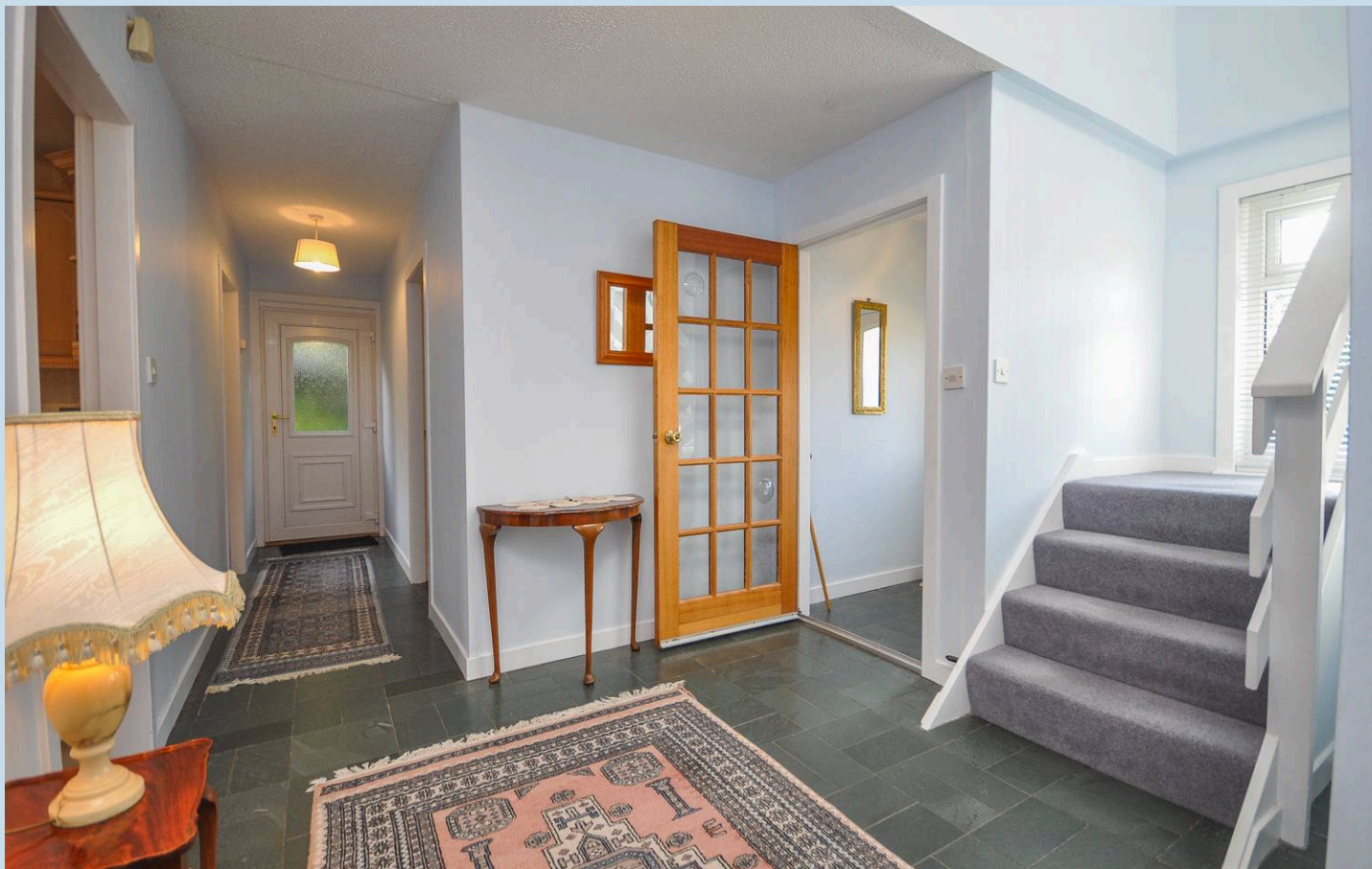
The ground floor accommodation comprises an entrance porch opening into a spacious hallway with staircase to the upper floor and useful storage facilities. The generously proportioned lounge features a stone fireplace and large sliding glazed doors providing direct access to the front garden. There is a separate dining room which could alternatively be utilised as a fifth bedroom or additional reception room. The kitchen is fitted with a range of wall and floor units, with direct access to the garden. A shower room completes the ground floor accommodation.

The first floor comprises four bedrooms and a family bathroom. The particularly spacious principal bedroom benefits from sliding glazed doors opening onto a private balcony with an outlook across the surrounding residential area towards woodland beyond. The remaining bedrooms offer flexible accommodation, with fitted storage available in several rooms. An additional utility room is positioned off the upper hallway.

Externally, the property occupies a generous plot with established garden grounds to the front, side and rear. The front garden is mainly laid to lawn with a paved patio area, whilst the side and rear gardens incorporate further lawned sections, mature shrubs, planting beds and a sloping grassed area extending towards the wooded backdrop.

A substantial tarmac driveway extends along the side of the property, providing off-road parking for multiple vehicles and leading to a single garage with an up-and-over door.

The property's generous proportions, flexible room arrangement and established gardens make it an appealing opportunity for purchasers seeking a substantial family home within a desirable residential area of Old Minnigaff.



### Hallway

A spacious entrance hallway with tiled flooring, providing access to the ground floor accommodation. A carpeted staircase leads to the first floor, with a built-in storage cupboard and glazed internal door. The hallway extends towards the entrance porch and provides ample space for occasional furniture.

### Lounge

23' 7" x 16' 6" (7.20m x 5.04m)

A substantial and well-proportioned lounge with a feature stone-clad fireplace incorporating a fitted fire and tiled hearth. Sliding patio doors provide excellent natural light and access to the outside. The room offers ample space for a range of lounge furniture, with fitted carpeting and central heating radiators.

### Dining Kitchen

12' 6" x 9' 7" (3.80m x 2.91m)

Fitted with a range of cream-coloured wall and floor-mounted units, including glazed display cabinets, with complementary worktops and a stainless steel sink. There is an electric cooker, space for additional appliances and ample room for a dining table and chairs. A window provides natural light, while a partially glazed external door allows access outside. A further glazed door provides access to the hallway.

### Dining Room

10' 11" x 9' 5" (3.32m x 2.87m)

A versatile ground floor room currently utilised as a dining room, with ample space for a dining table and chairs.

Features include a window providing natural light, neutral décor and fitted carpeting. The room could alternatively be used as a fifth bedroom, home office or additional sitting room.





### **Shower Room**

9' 7" x 6' 0" (2.91m x 1.84m)

Fitted with a three-piece suite comprising a spacious glazed shower enclosure, pedestal wash-hand basin and WC. Partially tiled walls, patterned wall finish, light-coloured flooring and an obscure-glazed window providing natural light.

### **Master Bedroom**

18' 5" x 13' 5" (5.61m x 4.09m)

A spacious double bedroom with fitted carpet, radiator and wall-mounted lighting. Large sliding glazed doors provide access to a balcony with glass balustrade, offering elevated views across the surrounding residential area towards mature woodland beyond.

### **Bedroom**

9' 5" x 6' 11" (2.87m x 2.10m)

A bedroom with sloping ceiling, Velux-style roof window providing natural light, fitted carpet and central heating radiator. Space for freestanding bedroom furniture.

### **Bathroom**

9' 5" x 5' 5" (2.87m x 1.65m)

Fitted with a white three-piece suite comprising bath, pedestal wash hand basin and WC. Partially tiled walls, Velux roof window providing natural light, central heating radiator and vinyl flooring.

### **Bedroom**

11' 9" x 9' 5" (3.57m x 2.87m)

A well-proportioned bedroom with a double-glazed window providing natural light, central heating radiator, fitted carpet and ample space for bedroom furniture.



### Bedroom

9' 5" x 9' 0" (2.87m x 2.74m)

A well-proportioned double bedroom with a double-glazed window providing natural light, fitted carpet, decorative wall border and space for freestanding bedroom furniture.

### Utility Room

5' 9" x 4' 5" (1.74m x 1.34m)

Fitted with white base units and complementary worktop incorporating a stainless steel sink with mixer tap. Space and plumbing for a washing machine, tiled splashback and Velux roof window providing natural light.

### Garden

The property occupies a generous plot with garden grounds extending to the front, side and rear. The front garden is laid mainly to lawn with paved pathways, planted borders and established shrubs. To the side and rear are further lawned areas, paved and gravelled sections, and a variety of mature trees and shrubs. A gravelled seating area is bordered by a traditional stone retaining wall, with a rising grassed bank and mature woodland providing an attractive backdrop.

### DRIVEWAY

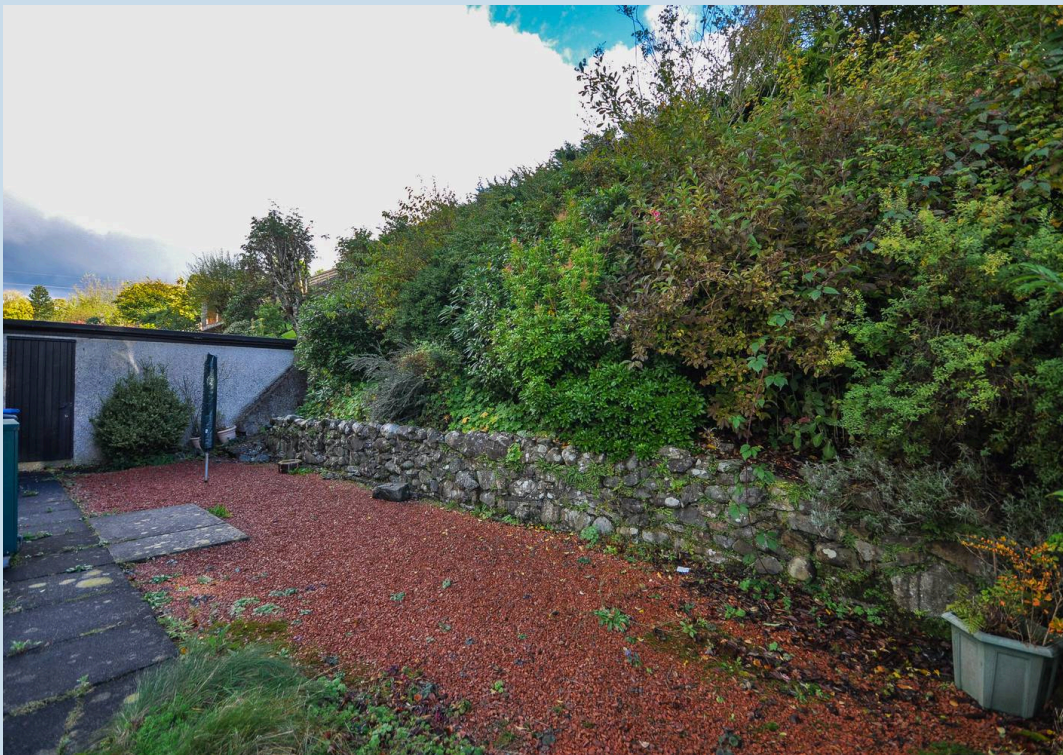
3 Parking Spaces

A tarmac driveway extends along the side of the property, providing off-road parking for multiple vehicles and leading to a single garage with an up-and-over door.

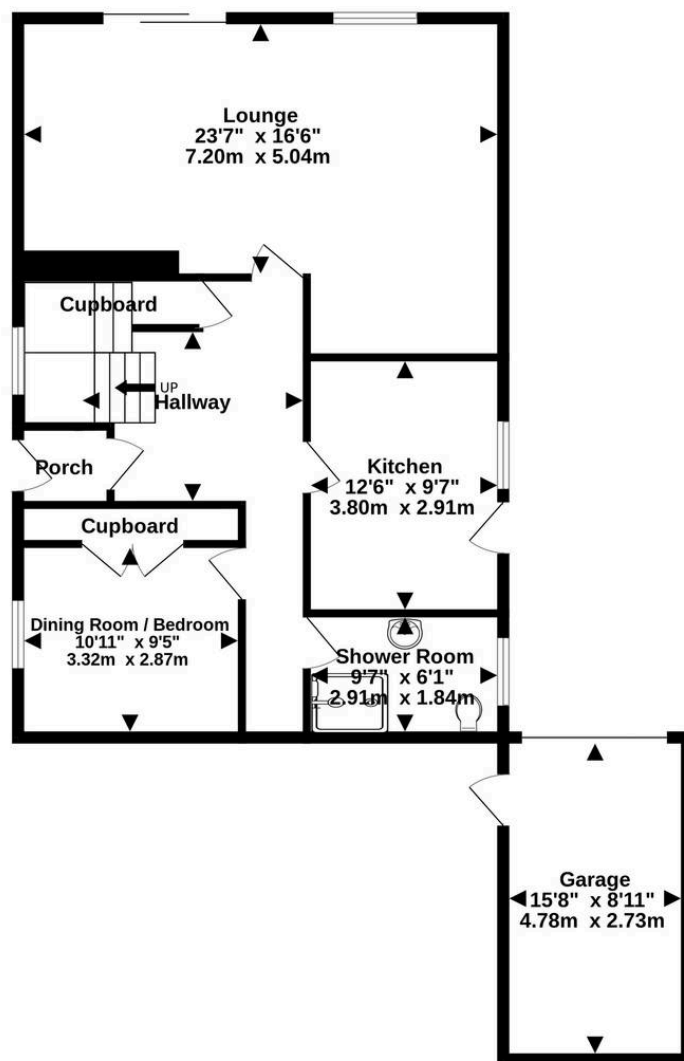




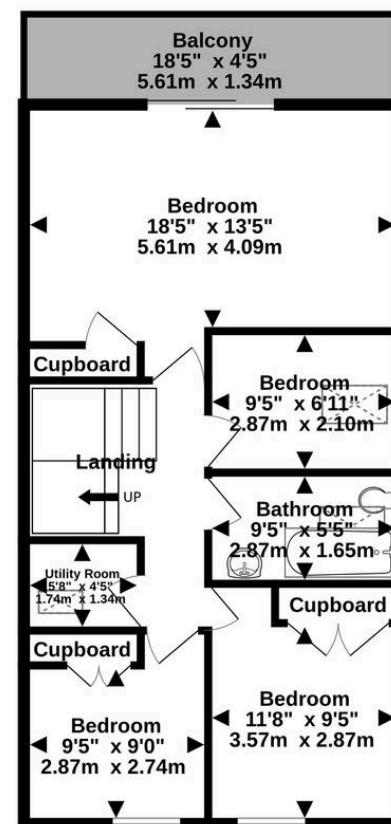




Ground Floor  
959 sq.ft. (89.1 sq.m.) approx.



1st Floor  
644 sq.ft. (59.9 sq.m.) approx.



## NOTES

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

**COUNCIL TAX** Band E **EPC RATING:** D(63)

## SERVICES

Mains water, drainage and electricity. Oil 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.

