



10 Bower Drive, Minnigaff

Newton Stewart, DG8 6AH

Offers in Region of **£265,000**

Bower Drive is situated within the popular Old Minnigaff area on the edge of Newton Stewart, offering a quiet residential setting while remaining within easy reach of the town centre. Newton Stewart provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare services, primary and secondary schooling, leisure facilities and a cinema. The nearby Galloway Forest Park offers extensive opportunities for walking, cycling and outdoor pursuits, while the surrounding countryside and coastline make the area popular with nature lovers. Excellent road links via the A75 provide access to Dumfries, Stranraer and the ferry links to Northern Ireland, making the property well placed for both commuting and travel throughout the region.

- Three-bedroom semi-detached bungalow
- Situated within a sought-after residential area of Old Minnigaff
- Spacious open-plan kitchen, dining and family room
- Contemporary fitted kitchen with integrated appliances
- Separate lounge
- Principal bedroom with modern en-suite shower room and fitted wardrobes
- Stylish family bathroom with bath and separate shower enclosure
- Well-maintained, enclosed rear garden with patio and lawn
- Large monoblocked driveway providing parking for multiple vehicles
- Solar photovoltaic panels with feed in tariff (6 years remaining) and air source heat pump

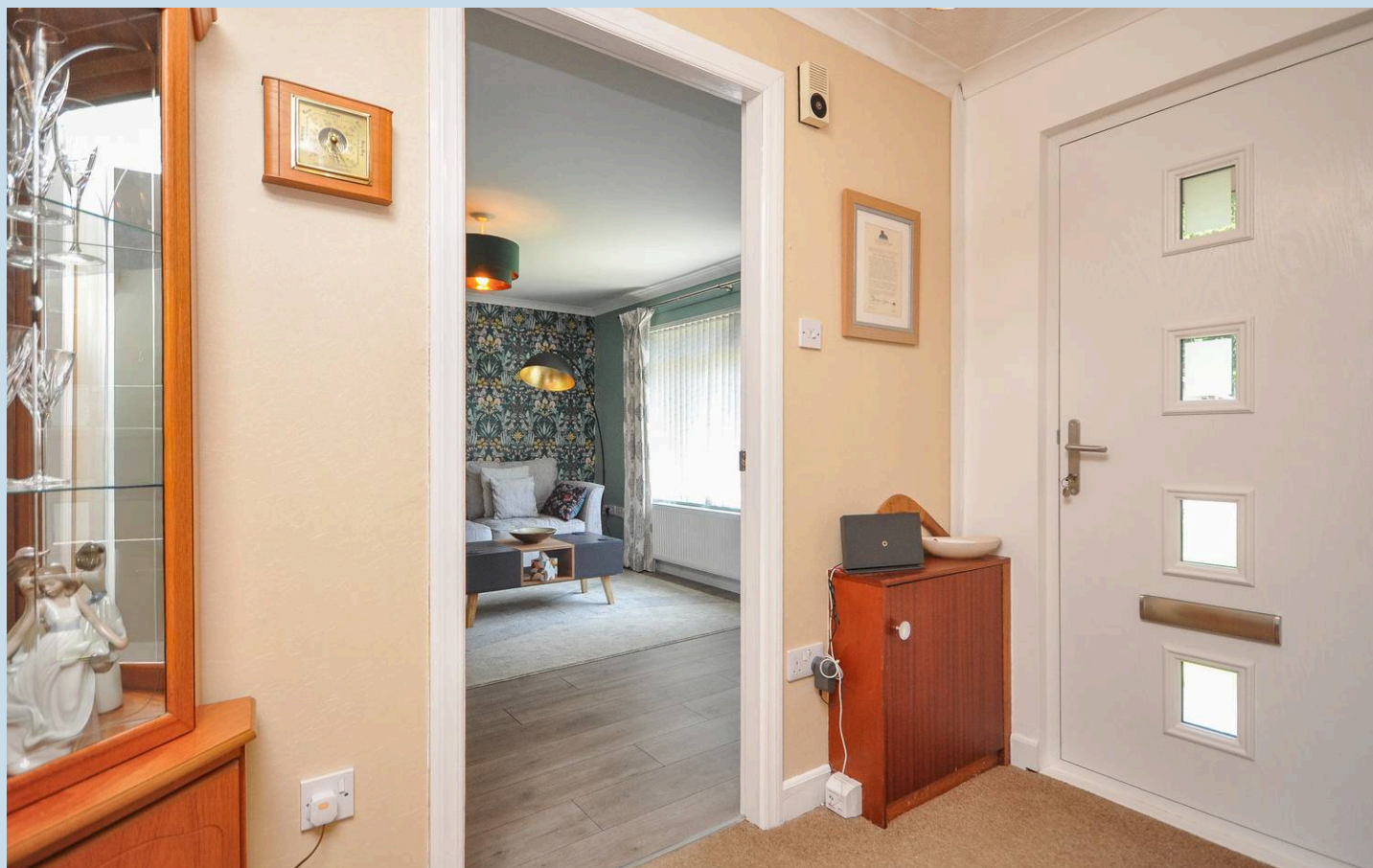


Situated within a popular residential development in Old Minnigaff, this well-presented three-bedroom semi-detached bungalow offers modern, flexible accommodation together with generous gardens and excellent off-street parking. The accommodation is entered via a welcoming hallway which provides access to the principal rooms. The lounge offers a comfortable reception space with a pleasant outlook to the front of the property.

The heart of the home is the spacious open-plan kitchen, dining and family room. The contemporary fitted kitchen features a range of wall and base units, integrated appliances, extensive worktop space and peninsula with breakfast bar seating. There is ample space for a dining table and additional seating, while French doors open directly onto the rear patio, creating an easy connection with the garden. Access also to separate utility room, plumbed for washing machine as well as space for fridge/freezer, access to central heating system and storage cupboards.

The principal bedroom is a generous double room benefiting from fitted mirrored wardrobes and a modern en-suite shower room. Two further bedrooms provide flexible accommodation, suitable for family members, guests or those requiring a home office.

The family bathroom has been finished to a high standard and comprises a freestanding bath, separate walk-in shower enclosure, WC and wash hand basin.



Externally, the property occupies a generous plot. To the front, a substantial monoblocked driveway provides parking for several vehicles alongside a neatly maintained lawn and established planting. Solar photovoltaic panels have been installed to the front roof elevation, while a gated side path provides access to the rear.

The enclosed rear garden is well maintained and offers a combination of lawn, decorative gravel and patio seating areas. Established shrubs and mature planting provide colour and privacy, while raised vegetable beds and a timber garden shed add practicality. The garden provides ample space for outdoor seating, children's play or gardening.

This is an excellent opportunity to acquire a modern bungalow in move-in condition within one of Newton Stewart's most desirable residential locations.

Hallway

A welcoming entrance hall providing access to the main living accommodation. The space benefits from a modern composite front door incorporating glazed panels, neutral décor and fitted carpet, creating a bright first impression. There is ample space for freestanding furniture and everyday storage.

Lounge

14' 1" x 11' 10" (4.30m x 3.61m)

A spacious and well-presented reception room enjoying excellent levels of natural light from a large front-facing picture window. Finished in contemporary décor with modern flooring, the room provides ample space for a range of lounge furniture and offers an attractive feature wallpapered wall. The generous proportions make it well suited to everyday family living and entertaining, with an open aspect leading through to the dining area.





Dining Area

11' 5" x 8' 2" (3.47m x 2.48m)

Open to the lounge, the dining area provides ample space for a family dining table and chairs, creating an ideal space for everyday meals and entertaining. A rear-facing window allows for good natural light, while the continuation of the contemporary flooring and décor provides a seamless flow from the main reception room. The room also offers space for additional freestanding storage furniture.

Dining Kitchen

19' 9" x 19' 5" (6.01m x 5.91m)

A superb open plan kitchen and family dining room forming the heart of the home, offering generous space for cooking, dining and relaxing. The room benefits from an abundance of natural light through a large picture window and French doors providing direct access to the rear garden, creating an excellent indoor-outdoor connection. The contemporary fitted kitchen features a comprehensive range of sleek wall and base units with complementary work surfaces incorporating a breakfast bar/island with seating. Integrated appliances include an eye-level oven, microwave, induction hob with suspended extractor, fridge while under-cabinet lighting and recessed ceiling spotlights complete the modern finish. The adjoining dining and seating area comfortably accommodates a family dining table along with additional lounge furniture, creating a versatile space.



Utility Room

Accessed off dining kitchen, a well proportioned utility room with plumbing for washing machine, fitted with cabinets for storage as well as space for a free standing fridge/freezer and access to central heating boiler. Side double glazed window providing natural light.

Bedroom

14' 2" x 13' 10" (4.32m x 4.21m)

A generously proportioned principal double bedroom presented in excellent decorative order, enjoying a pleasant outlook over the front of the property. The room provides ample space for a king-size bed and additional freestanding furniture while remaining bright and airy throughout. Fitted mirrored sliding wardrobes offer extensive built-in storage, complemented by further space for bedroom furnishings. The room also benefits from direct access to a stylish en-suite shower room, making it a comfortable and practical principal suite.

En-suite

6' 7" x 5' 3" (2.00m x 1.60m)

A stylish contemporary en-suite shower room fitted with a modern white suite comprising a large walk-in shower enclosure with glazed screen and mains shower, wall-mounted wash hand basin and WC. The room is finished with attractive tiled splashbacks, recessed ceiling spotlights and practical built-in shelving, creating a bright, modern and functional space to complement the principal bedroom.

Bedroom

10' 9" x 8' 5" (3.28m x 2.56m)

A well-proportioned double bedroom enjoying a pleasant outlook to the front of the property through a large window, allowing for excellent levels of natural light. The room provides ample space for a double bed and freestanding bedroom furniture, with a neutral décor creating a bright and comfortable space suitable as a principal guest bedroom or family bedroom.

Bedroom/ Study

10' 11" x 10' 9" (3.34m x 3.28m)

A versatile room overlooking the rear garden, currently arranged as a comfortable sitting room but equally well suited as a double bedroom, home office or hobby room. The room is bright and spacious, benefiting from a large window providing good natural light and offering ample space for a range of furniture to suit a purchaser's individual requirements.

DRIVEWAY

2 Parking Spaces



Bathroom

7' 7" x 7' 6" (2.31m x 2.28m)

A stylish, contemporary family bathroom fitted with a modern white suite comprising a freestanding bath, walk-in shower enclosure with mains shower, WC and wash hand basin set within a vanity unit. Finished with attractive wall tiling, recessed ceiling spotlights and an opaque window providing natural light and ventilation, this well-appointed bathroom offers both practicality and a high-quality finish.

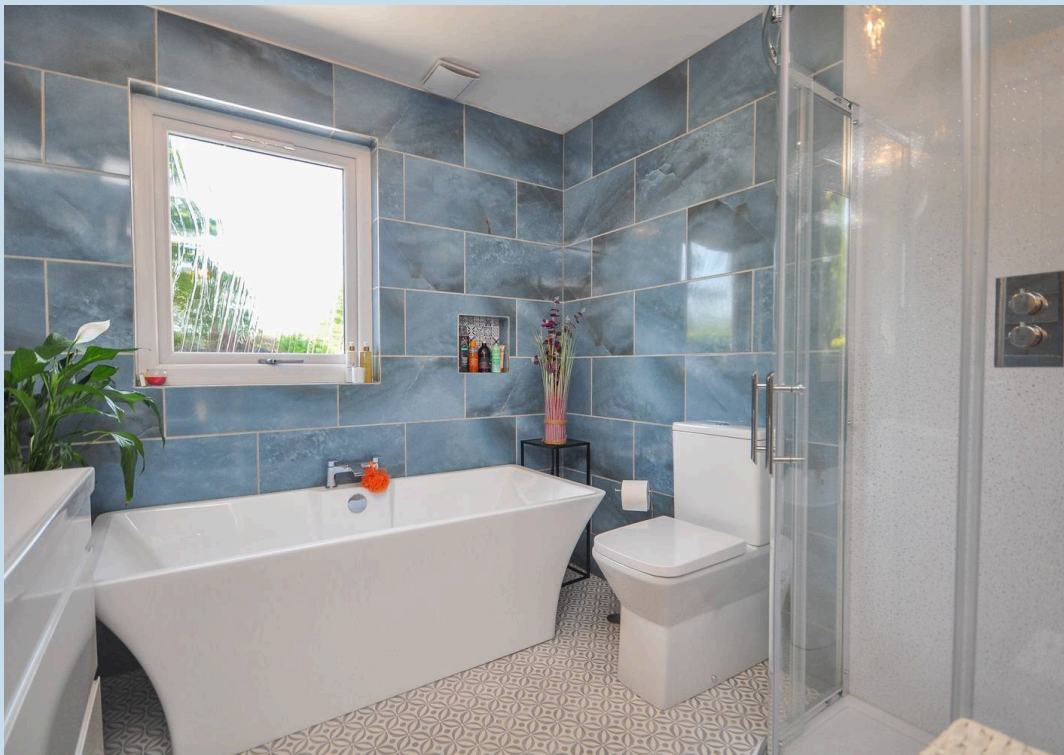
The property occupies a generous, well-maintained plot with attractive gardens designed for ease of maintenance and outdoor enjoyment. To the rear, a spacious patio provides an ideal seating and entertaining area, leading onto an extensive lawn bordered by mature trees, hedging and established shrubs, offering a good degree of privacy. A substantial timber garden shed provides excellent external storage, benefitting from mains power, while raised beds create an ideal space for growing flowers, fruit or vegetables. The gardens enjoy a sunny aspect and provide ample room for families, keen gardeners or those simply looking to enjoy the outdoors.

Front Garden

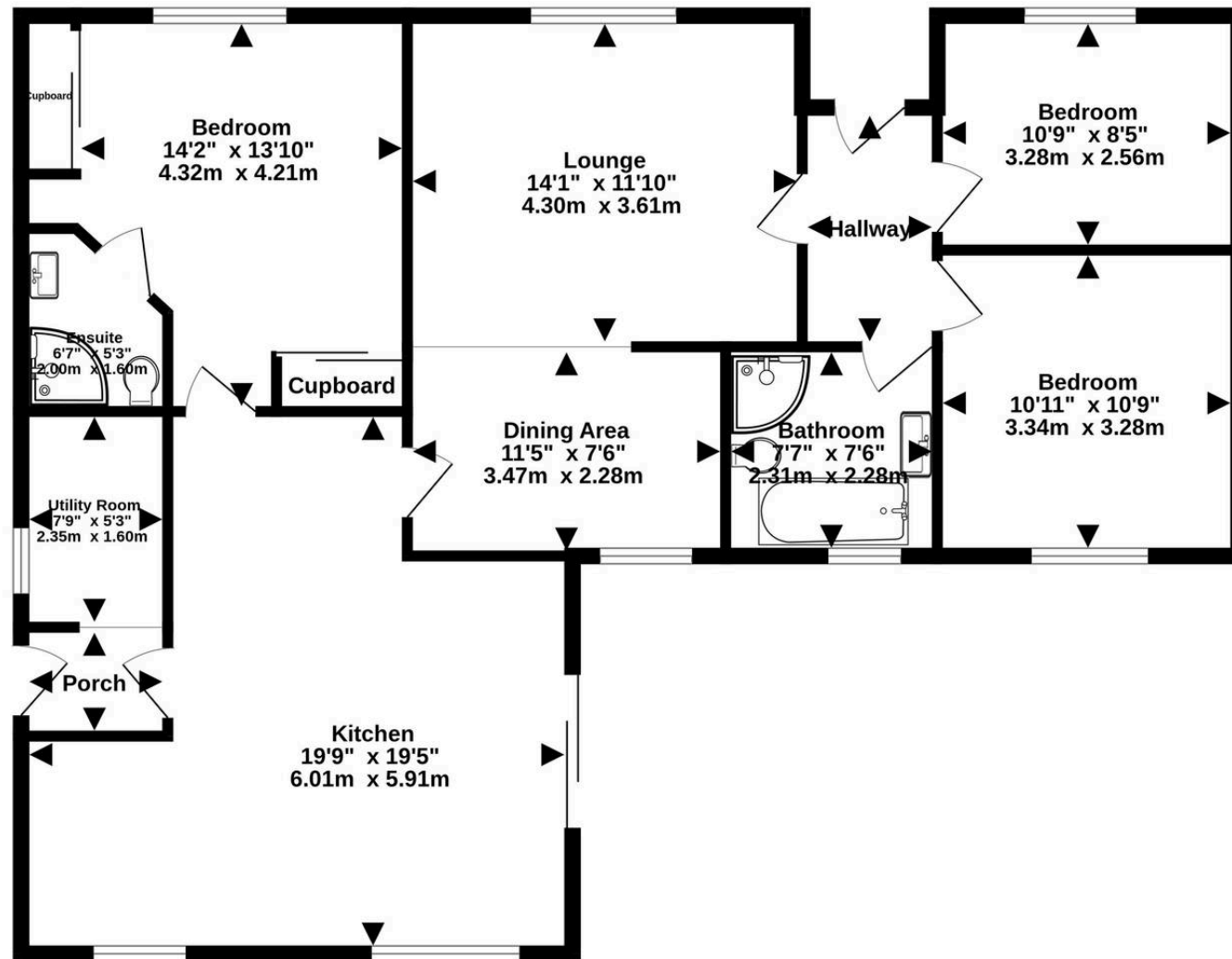
The property is approached via a substantial monoblocked driveway providing ample off-street parking for several vehicles, complemented by a neatly maintained front lawn and established shrubs. Solar photovoltaic panels have been installed to the front roof elevation, enhancing the property's energy efficiency whilst there is also an EV charging point. A gated side path provides access to the enclosed rear garden, while the attractive frontage and generous plot create excellent kerb appeal.

Driveway – 2 Parking Spaces





Ground Floor
1106 sq.ft. (102.7 sq.m.) approx.



NOTES

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

COUNCIL TAX Band D

EPC RATING: B(87)

SERVICES Mains water, drainage and electricity. Air Source Heat Pump and Solar Panelling.

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.

