



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

F: 01387 257 266

Flat 1,  
Burnside Court,  
Minnigaff,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 6AP

£55,000



- Ground floor flat
- Walking distance to town centre
- Double glazing throughout
- Allocated parking space at front
- Beautiful views of the River Cree

Ref: PRA10863

## Viewing Instructions: Strictly By Appointment Only

### General Description

We are pleased to present this bright and spacious one bedroom flat in a peaceful residential area of Minnigaff. The property is ideal for a first time buyer or buy-to-let investor, the ground floor flat boasts excellent storage, electric heating and is conveniently located for access to Newton Stewart town centre and amenities.

The modern kitchen provides ample storage in wall and base units, with space available for additional white goods and the adjoining living room leaves plenty space to include a dining area.

The bedroom has generous storage, and dual aspect windows ensure a bright and airy feel. The bathroom contains a white three-piece suite with electric shower over.

---

### Accommodation

---

Entrance Hall (11' 0" x 6' 5") or (3.35m x 1.95m)

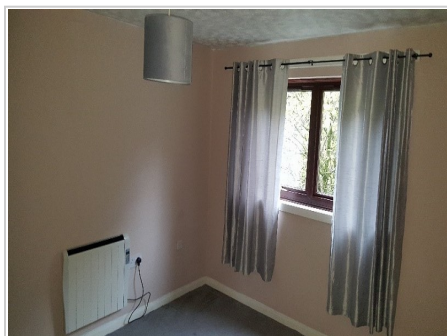
---



Living Room (12' 8" x 14' 0") or (3.85m x 4.26m)

With views onto the River Cree, this spacious living room has multiple sockets, lighting, double glazed window, electric heating and is vinyl.

---



Bedroom 1 (11' 7" x 11' 0") or (3.52m x 3.36m)

A generous sized bedroom, with pendant light fitting, double glazed windows, electric heating and carpet.

---



Kitchen (9' 2" x 7' 4") or (2.79m x 2.24m)

A modern kitchen with lighting, double glazing, electric hob and cooker with extractor fan, sink with draining board and vinyl flooring.

---

Bathroom (5' 4" x 7' 4") or (1.63m x 2.24m)

A generous fully equipped bathroom, light fitting, bath with electric shower over, wash hand basin and toilet. Vinyl flooring.

---

## Disclaimer

These particulars were prepared on the 26th November 2024 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

---

## Anti money laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

---

## Closing Date

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

---

## Plans

The plans attached to the particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent of the property.

---

## Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal form to G M Thomson & company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are not contacted. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and Sole Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing the home address would be sufficient.

---

## Services

Mains electricity, mains water, mains drainage

EPC Rating:57

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

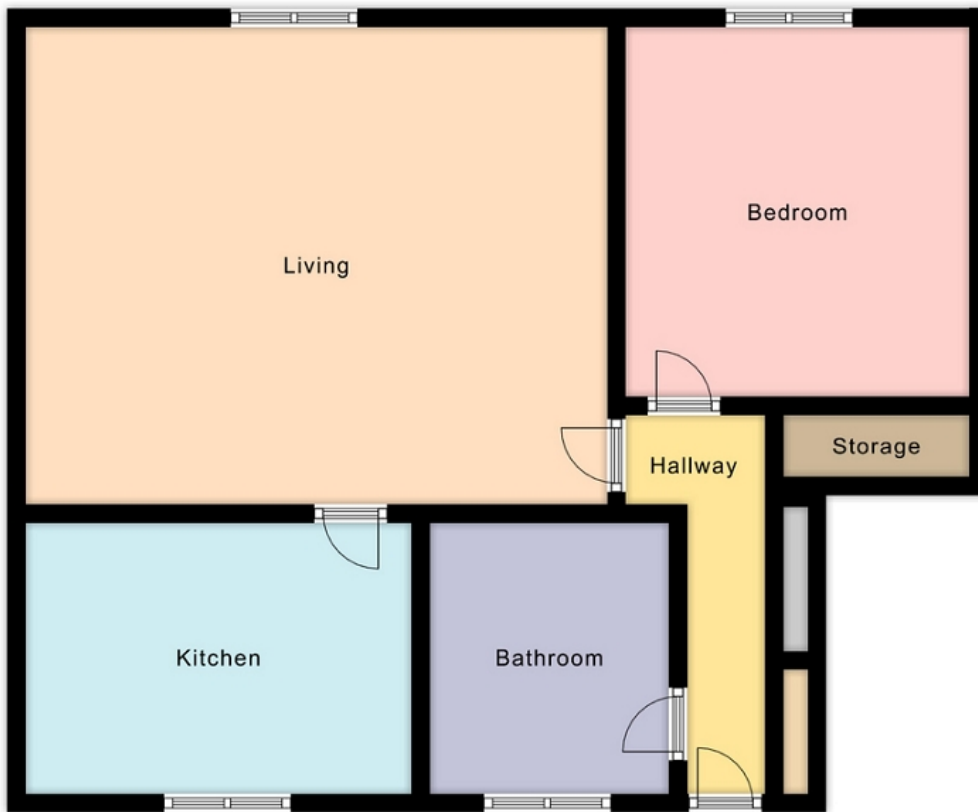
Band Not Specified

---

## Directions

Upon entering Newton Stewart from the A75 onto Wigtown Road, for just over half a mile follow the road until you reach the Cree Bridge. Go over the River Cree, take the first left onto Creebridge, which the first left bend becomes Cumloden Road. Take the sixth left, and you will have arrived at Burnside Court.

---



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*