

**G ♦ A ♦ P**

**Galloway & Ayrshire Properties**

**7.87 HECTARES OF LAND, DOONHILL,  
KIRROUGHTREE,  
MINNIGAFF, NEWTON STEWART**

**7.87 ha agricultural land in sheltered area with  
vehicular access.**

**OFFERS OVER £140,000**

## GENERAL

The village of Minnigaff is located on the east side of the River Cree and is now incorporated into Newton Stewart, a busy rural market town situated in the heart of rural Galloway, amidst some of the finest scenery in southern Scotland. Within a short walk from the property is the local Health Centre, 18 hole golf course, primary school and hotel. Another 5 minute walk takes you to the town centre, which is concentrated around the main street and offers a good range of shops and supermarkets. Amenities include a modern Health Centre, Cottage Hospital, primary and high schools, churches, library, refurbished Cinema, all weather tennis courts and swimming pool. The area is well known for hill and country walks, cycle routes, nature and bird trails. Shooting and fishing are also popular pastimes with excellent rivers and lochs throughout the region.

## LOCATION

Access to the ground for sale is by taking the road (B7079) from Minnigaff to the New Galloway Road (A712) turning left and then first left at the sign for Kirroughtree House Hotel. Follow the single track

tarmac road up to the hotel and pass by the front following the road to the left along the track keeping left, then turn first right after the Ice House and first right again to the gate. This gates provides access to the field.

## AREA OF GROUND

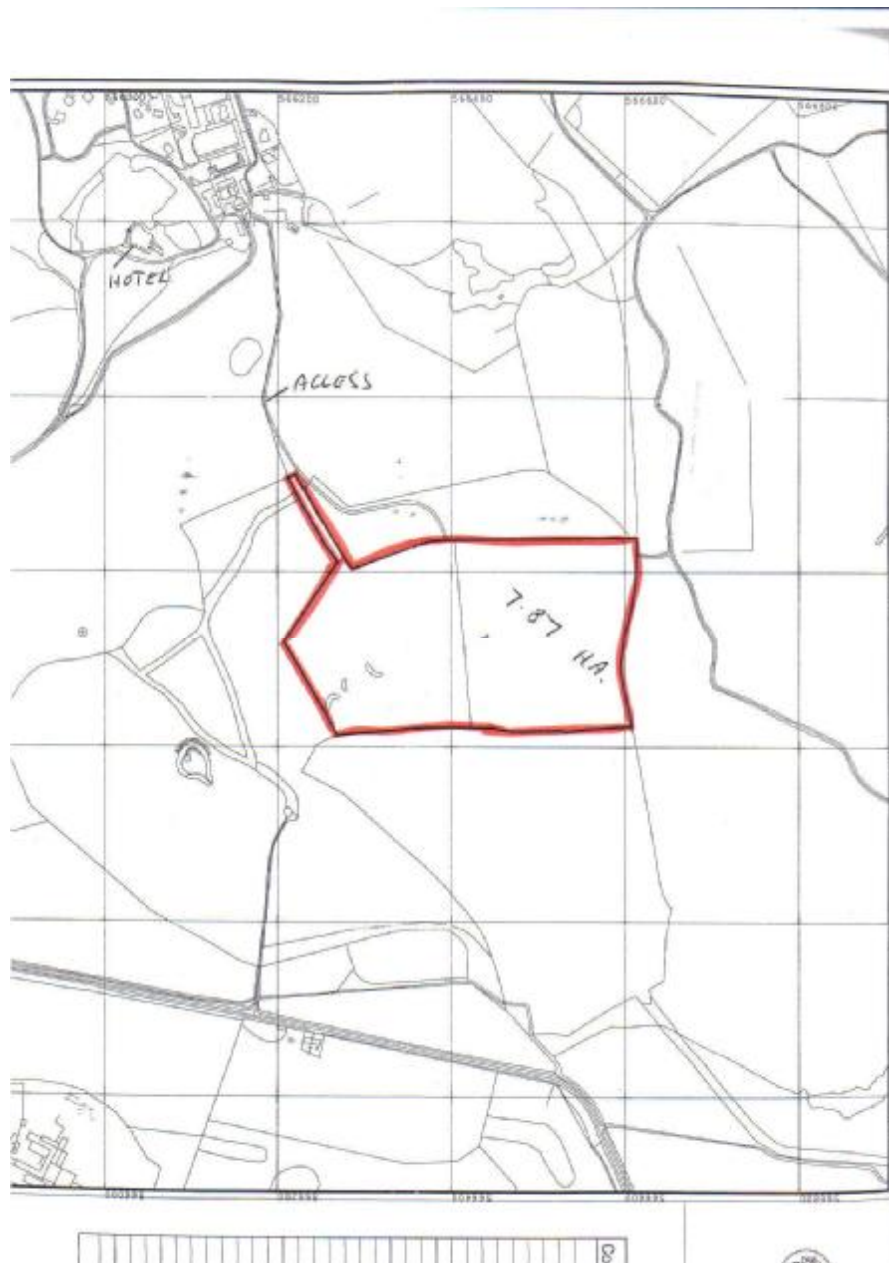
Extending in all to approximately 7.87 hectares of agricultural land surrounded by other farmland and forestry.

## VIEWING ARRANGEMENTS

Arrangements to view are **BY APPOINTMENT ONLY** and should be made through the Selling Agents, **Galloway and Ayrshire Properties**, at their Newton Stewart Office, tel: 01671 402104

## OFFERS

Offers over **£140,000** are anticipated for this property. Offers should be submitted to the Agents. Interested parties should note their interest with the agents in case a closing date for offers is fixed.



# Galloway & Ayrshire Properties

With offices covering Galloway,  
South Ayrshire and Wigtownshire.

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Galloway & Ayrshire Properties is the trading name of Galloway & Ayrshire Properties Ltd, registered in Scotland, company number 296516: registered office 81 Dalrymple Street, Girvan and Galloway & Ayrshire Properties (Stranraer) Limited, registered in Scotland, company number 304312 registered office 44 Hanover Street, Stranraer.

## Conditions of Sale

We have attempted to make our sale 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 any further assistance please do not hesitate to contact us.

## Pre-sale Appraisal

If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.

[www.gapinthemarket.com](http://www.gapinthemarket.com)