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Solicitors & Estate Agents



25 CREEMILLS WALK

NEWTON STEWART, DG8 6TD

Two bedroomed semi-detached house situated within easy walking distance of the town centre and all local amenities. The property would be well suited to a first time buyer or buy to let investor.



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Accommodation:

Ground Floor:

Reception Hallway
W.C.
Sitting / Dining Room
Kitchen

First Floor:

Landing
Bathroom
Bedroom 1
Bedroom 2

Outside:

Garden
Off Street Parking

UPVC Double Glazing
and Gas Central Heating
Throughout.



25 Creemills Walk is a two bedroomed semi-detached house situated within easy walking distance of the town centre and all local amenities. The property would be well suited to a first time buyer or buy to let investor.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered through a uPVC double glazed door from the front garden into:-

RECEPTION HALLWAY **2.89m x 1.21m x 1.89m (widening to)**

L shaped reception hallway with doors leading off to all ground floor accommodation. Wood effect laminate flooring. Radiator with thermostatic valve. UPVC double glazed window to side with vertical blinds. Ceiling light. Smoke alarm. Central heating thermostat controller. Carpeted staircase leading to first floor level.

W.C. **1.83m x 0.83m**

Ground floor cloakroom with suite of white wash hand basin and W.C. Tiled splash back. Ceiling light. Extractor fan.

OPEN PLAN SITTING / DINING ROOM **8.34m x 3.66m x 2.50m (narrowing to)** (sitting room area 5.29m x 3.62m, dining area 2.91m x 2.54m)

Bright, spacious open plan sitting / dining room running the entire length of the property with ample natural light from two uPVC double glazed tilt and turn windows to front and French doors leading out to the rear garden. TV aerial point. Two radiators with thermostatic valve. Two ceiling lights. uPVC double glazed French doors leading out to rear garden. Archway opening into:-

KITCHEN **3.21m x 2.04m**

Modern fitted kitchen with a range of wall and floor units providing ample storage. Laminate work surfaces. Tiled splash back. Stainless steel 1 ½ bowl sink with mixer tap above. uPVC double glazed tilt and turn window to rear with roller blind above. Gas fired boiler. Electric freestanding cooker with stainless steel chimney hood above. Ceiling spotlights. Smoke alarm.

Carpeted staircase with wooden handrail leading to first floor level.

First Floor Accommodation

LANDING

Fitted carpet. Built in cupboard. Loft access hatch. Ceiling light. Smoke alarm. Doors leading off to both double bedrooms and bathroom.

BATHROOM **2.20m x 2.20m**

Suite of white wash hand basin, W.C. and bath. Respatex style wall paneling. Electric shower. uPVC obscure glazed window to rear with roller blind above. Radiator. Vinyl flooring.

DOUBLE BEDROOM 1 **2.30m x 3.65m**

Fitted carpet. Built in cupboard with hanging rail and shelving. Radiator. uPVC double glazed tilt and turn window to rear. Roller blind above. Ceiling light.

DOUBLE BEDROOM 2 **3.70m x 4.11m**

Front facing. Fitted carpet. Radiator. uPVC double glazed tilt and turn window to front with vertical blinds. Large walk in cupboard with hanging rail and shelving. TV aerial point. Ceiling light.

Outside

Front garden is mainly laid to gravel with parking space for one car to the rear of the property is a large level rear garden which is mainly laid to gravel with good sized paved patio area which can be accessed directly from the open plan Sitting Room / Dining Room.

BURDENS

The Council Tax Band relating to this property is a Band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

Factoring Charges

The property is subject to an annual factoring charge in relation to the common areas, street lighting, road maintenance and the pumping station (which pumps sewerage to the main drain above the development).

The Factoring Charge for 2023 currently stands at £431.13 per annum. This sum is adjusted each January to take in to account expenditure.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

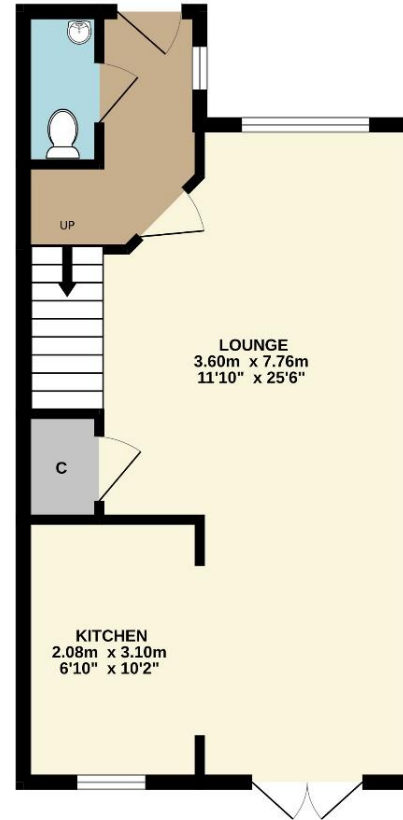
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

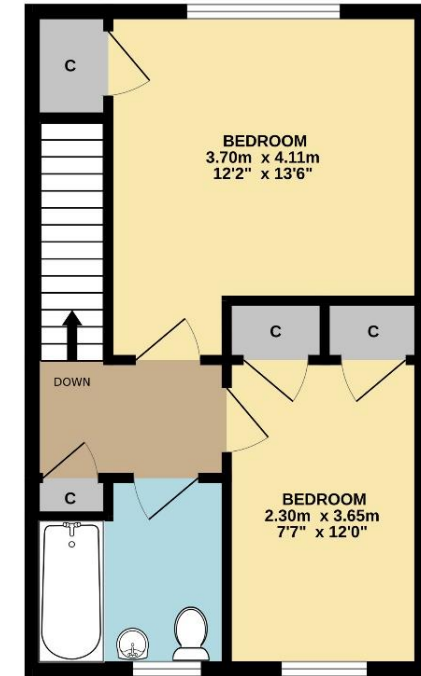
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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