



WILLIAMSON
& HENRY
Solicitors & Estate Agents



26 CREEMILLS WALK

NEWTON STEWART, DG8 6TD

Immaculately presented semi detached house, in popular residential location. Viewing highly recommended.

Accommodation:

Ground Floor:

Reception Hallway

WC

Sitting Room / Dining Room / Kitchen

First Floor:

Landing

Bathroom

2 Double Bedrooms

Study / Bedroom

Outside:

Front Garden

Rear Garden

Wooden Summerhouse



26 Creemills Walk is delightful semi detached home providing bright and spacious accommodation throughout and enjoys a pleasant outlook across the garden to the River Cree.

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 from front garden through uPVC obscure glazed door into:-

RECEPTION HALLWAY **4.92m x 1.29m**
Bright reception hallway with ample natural light from uPVC double glazed window to side. Wall mounted cupboard housing electric meter and RCD consumer unit beneath. Danfoss thermostatic controller. Smoke alarm and heat sensor. BT broadband and telephone point. 2 ceiling lights. Radiator. Large walk in cupboard with laminate flooring housing washing machine, with further under stairs storage cupboard to side. Built in shelving. Coat hooks. Wood effect laminate flooring. Doorways leading off to sitting room and WC. Carpeted staircase with wooden handrail and banister leading to first floor level.

WC **1.78m x 0.59m**
Suite of white wash hand basin and W.C. with tiled splashbacks. Heatstore wall mounted fan heater. Manrose extractor fan. Ceiling light. Ceiling cornicing. Tile effect vinyl flooring.

OPEN PLAN SITTING / DINING / KITCHEN
7.73m x 3.42m (widening to 5.63m)
Light and spacious open plan L shaped sitting dining kitchen area ideal for modern living which runs the full depth of the house.

KITCHEN AREA **2.37m x 3.39m (narrowing to 2.18m)**
Overlooking the front garden is a well-positioned Kitchen area with a good range of Shaker style fitted kitchen units. Ceramic 1½ bowl sink, with mixer tap above. Rustic wood work surfaces with granite inlay. Tiled splash backs. Free standing shaker style Kitchen Island with rustic wood and granite inlay work surface. Britannia gas fired range cooker with stainless steel splash back behind and stainless steel chimney extractor hood above. Heat sensor. Space for free standing fridge freezer. uPVC double glazed window. Built in shelving. Intergas wall mounted gas boiler. Ceiling lights. Ceiling cornicing. Porcelain tile flooring.

WALK IN PANTRY CUPBOARD **1.23m x 1.31m**
Laminate flooring and built in shelving.

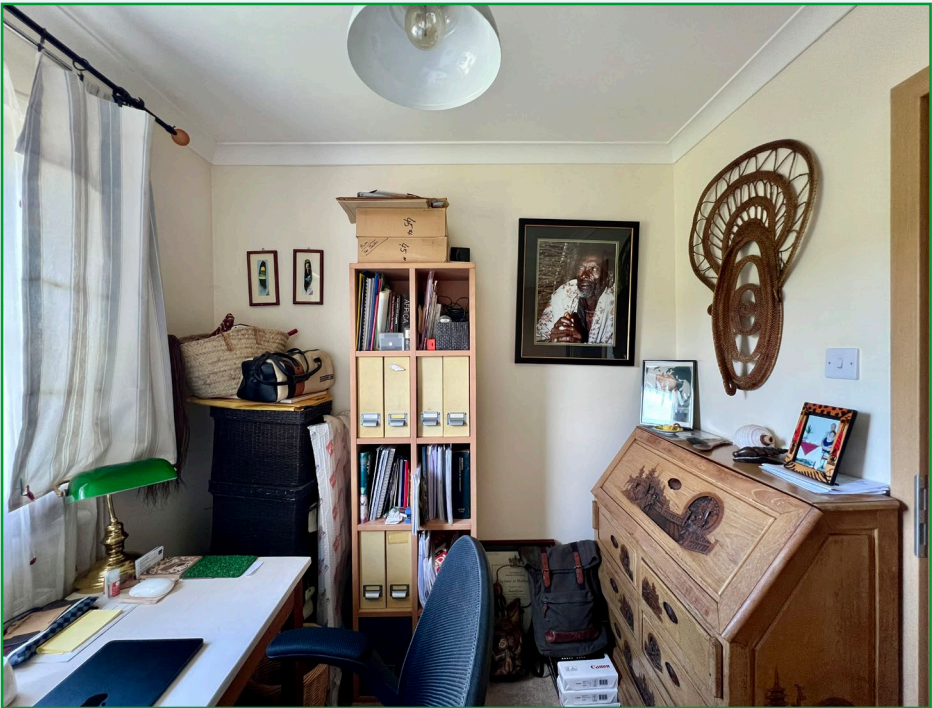
SITTING AREA **5.63m x 5.66m**
Well-proportioned reception room enjoying an abundance of natural light from a large uPVC double glazed picture window overlooking the rear garden the river Cree beyond and uPVC double glazed French doors leading out to spacious decked balcony area. Ceiling lights. Ceiling cornicing. 2 Radiators. Wood effect Laminate flooring.

Carpeted staircase with painted wooden handrail and banister leading to first floor landing:-

First Floor Level

LANDING **3.37m x 2.19m**
Light first floor landing with doorways leading off to all bedrooms and family bathroom. Loft access hatch. 2 ceiling lights. Smoke alarm. Radiator. Fitted carpet.

BATHROOM **2.01m x 2.60m**
Good sized family bathroom with suite of white wash hand basin, W.C. and large walk in double shower cubicle. Fixed glass and chrome shower shelving. uPVC obscure glazed window to front. Manrose extractor fan. Porcelain tiled splashbacks. Radiator. Ceiling light. Ceiling cornicing. Towel hooks. Porcelain tile flooring.



DOUBLE BEDROOM 1 (Front Facing)**3.14m x 3.43m**

Bright spacious double bedroom overlooking garden to front. uPVC double glazed tilt and turn window. Built in cupboard with hanging rail and shelving above. Ceiling light. Ceiling cornicing. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 (Rear Facing)**4.02m x 3.43m**

Beautiful and light double bedroom enjoying a pleasant outlook across the garden to the river Cree and woodland beyond. uPVC double glazed French doors with Juliet balcony and glazed side panels and providing an abundance of natural light. Double built in cupboard with hanging rail and shelving above. Ceiling light. Ceiling cornicing. Radiator. Fitted carpet.

STUDY / BEDROOM (Rear Facing)**2.25m x 2.19m**

Used as an office by the current owners. uPVC double glazed tilt and turn window to rear. Ceiling light. Ceiling cornicing. Fitted carpet. Radiator.

Outside**FRONT GARDEN**

Graveled area providing off street parking. Gas meter.

REAR GARDEN

The rear garden can be accessed directly from the house and also from the front of the property through a gated entrance to side. Immediately to the rear of the property is a generous decked terrace laid with artificial grass and 'Canofix' Stainless steel and glass canopy above. Outside light. External power socket. Steps lead down from the decking area to a fully enclosed rear garden with fencing on either side which is mainly laid to lawn with a wonderful riverside view across the River Cree. Under decking storage area.

WOODEN SUMMERHOUSE

Currently used as a hobby room this well-proportioned summer house enjoys a fine view across the River to the woodland beyond with decked verandah to front. Power and lighting.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

MISCELLANEOUS

Please note that curtain poles and curtains are excluded from the sale.

SERVICES

Mains water, mains electricity, mains gas and mains drainage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

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.

Ref: SAK/ES/NIZEK01-01





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

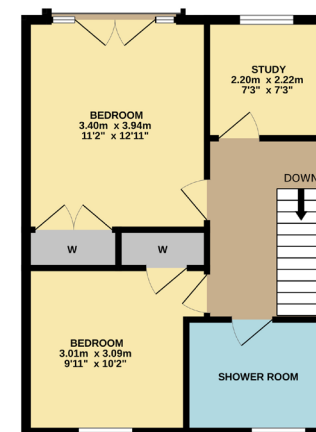
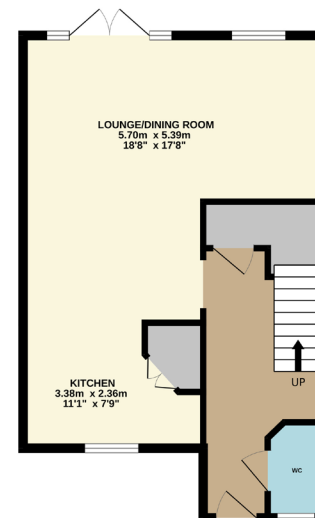
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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