



WILLIAMSON
& HENRY
Solicitors & Estate Agents



29 ST. JOHN STREET

CREETOWN, NEWTON STEWART, DG8 7JB

Beautifully renovated ground floor flat which has been modernised throughout to a high standard.



Accommodation:

Ground Floor:

Entrance Vestibule
Lounge
Dining Room
Kitchen
Inner Hall
Bathroom
2 Double Bedrooms



29 St John Street is a beautifully presented ground floor flat located in the village of Creetown. This lovely property has been renovated throughout and benefits from two generous reception rooms, fully modernised Kitchen and Bathroom along with two double bedrooms.

The village of Creetown sits close to the A75 Euro Route, which allows quick access to be taken to other nearby towns, such as Gatehouse of Fleet (approximately 12 miles), and Newton Stewart (approximately 6 miles), where there is a wider range of facilities available. Creetown itself offers facilities including village shop, butchers shop, nursery and primary school, dispensing GP surgery, filling and MOT station, Gem Rock Museum and local history museum, performing arts facilities, playing fields with MUGA, community woodlands and youth club.

Creetown is well served by public transport with the bus stop for journeys to the East and West of the region a short walk away from the property. There are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens and lochs. Galloway Forest Park is particularly convenient. A wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered through solid wooden door from St John Street into:-

ENTRANCE VESTIBULE

Parquet wood-effect vinyl flooring. Ceiling light. Cupboard housing electric meter and RCD consumer unit. Wooden door into:-

LOUNGE

Spacious front facing reception room with Two sash and case windows to front with sill beneath. TV aerial point. Two wall lights. Ceiling light. Smoke alarm. Heat sensor. Radiator. Feature fireplace with inset wood burning stove with wooden mantel above set on slate hearth. Doorway leading into:-

DINING ROOM

Bright, spacious dining room with herringbone parquet wood-effect vinyl flooring. Radiator. Wood panelling on one wall. Large Velux window providing additional natural light. UPVC double glazed tilt and turn window to side with recessed shelving beneath. Opens into:-

KITCHEN

Contemporary “shaker style” kitchen with marble-effect laminate work surfaces and tiled splash-backs. AEG induction hob. AEG integrated dish-washer. AEG integrated microwave and electric oven. Free standing MIDEA fridge-freezer. White sink with Matco gold flexible mixer tap above and drainer to side. Cupboard housing Worcester gas fired boiler. One one wall are the original bake-house ovens providing a hint of the properties history and is a quirky feature. Radiator. Recessed LED ceiling spotlights. Smoke alarm. UPVC double glazed tilt and turn window to side with deep sill beneath. Door leading to:-

INNER HALL

Fitted carpet. Radiator with thermostatic valve. Further original cast iron oven with original tiling on wall to side. Recessed arched alcove. Doorways leading off to bathroom, two double bedrooms and to carpeted staircase leading out to garden area.

BATHROOM

Contemporary bathroom suite of White WC. White wash-hand basin inset into White high gloss vanity unit with waterfall mixer tap. Fixed bathroom mirror. Recessed LED ceiling spotlight. Xpelair extractor fan. Brushed brass heated towel rail. White bath with waterfall mixer tap and electric shower above. Two recessed shelves. Large Velux window. Marble-effect ceramic tiled floor.

DOUBLE BEDROOM 1

L-shaped double bedroom. Fitted carpet. Radiator. UPVC double glazed tilt and turn window to rear. Wood panelling on one wall with shelving. Two large built-in cupboards. Ceiling light.



DOUBLE BEDROOM 2

Fitted carpet. Radiator. Two large uPVC double glazed tilt and turn windows to rear and side. Wood panelling on one wall. Wooden door leading into:-

REAR VETSIBULE

Tiled floor. UPVC double glazed door to left and right. Large built-in cupboard.

OUTSIDE

Two small enclosed garden areas mainly laid to concrete.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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.

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/PL/SHORT01-01

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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