





# 19 St John Street, Troon

Nestled in the heart of the picturesque village of Creetown, 19 St John Street offers a fantastic opportunity for prospective buyers. This delightful end-terrace house spans three levels, providing a flexible and functional layout that is perfect for growing families or first-time homeowners. Ideally located within easy reach of local schools, shopping amenities, the stunning coastline, and the serene Galloway Forest Park, this residence offers both convenience and a peaceful lifestyle. With its spacious layout and prime location, this home is a must-see. A viewing is highly recommended to fully appreciate all that it has to offer!



In detail, the accommodation comprises an entrance vestibule that leads to a bright hallway providing access to the ground-floor rooms and stairs to the first floor. Off the hallway, you'll find a front-facing living room that has been freshly decorated to a high standard and allows for a variety of furniture configurations. The modern fitted kitchen is located at the rear of the property and offers space for a dining area. The kitchen is equipped with a range of complementary wall and base units, integrated appliances, including a ceramic hob, fan oven, and space for white goods. An external door from the kitchen leads to the west-facing garden. Completing the ground floor accommodation is a modern bathroom, which is fitted with a bath with an over-bath shower, a sink, and a W.C.

Stairs from the ground floor lead to a spacious landing, which provides access to three double bedrooms and a separate toilet. At the front of the property, you will find a large double bedroom offering views to the front. At the rear, there are two further double bedrooms, both offering views across the rear garden. Completing the accommodation on the first floor is a toilet located off the landing.

The property further benefits from gas central heating, ensuring warmth and comfort throughout the year.

Creetown is a small village located in the region of Dumfries and Galloway just off the A75. It is situated on the banks of the River Cree with an excellent local primary, local shop, petrol station and is also a Gem Rock Museum which hosts one of the finest private collections of gemstones, crystals, mineral and fossils. Creetown is located 6.5 miles from Newton Stewart which provides the local secondary school as well as good local amenities including supermarkets, post office, cinema, swimming pool and bowling green. The area offers excellent country walks and outdoor pursuits. There are many attractions of scenic and historical nature within the local area, including the Galloway Forest Park.





Below: Kitchen / Dining Area





Below: Living Area and Dining Area



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3127

Below: Bathroom    Top Right: Bathroom    Bottom Right: WC





Below: Bedroom One



Below: Bedroom Two





Below: Rear Garden

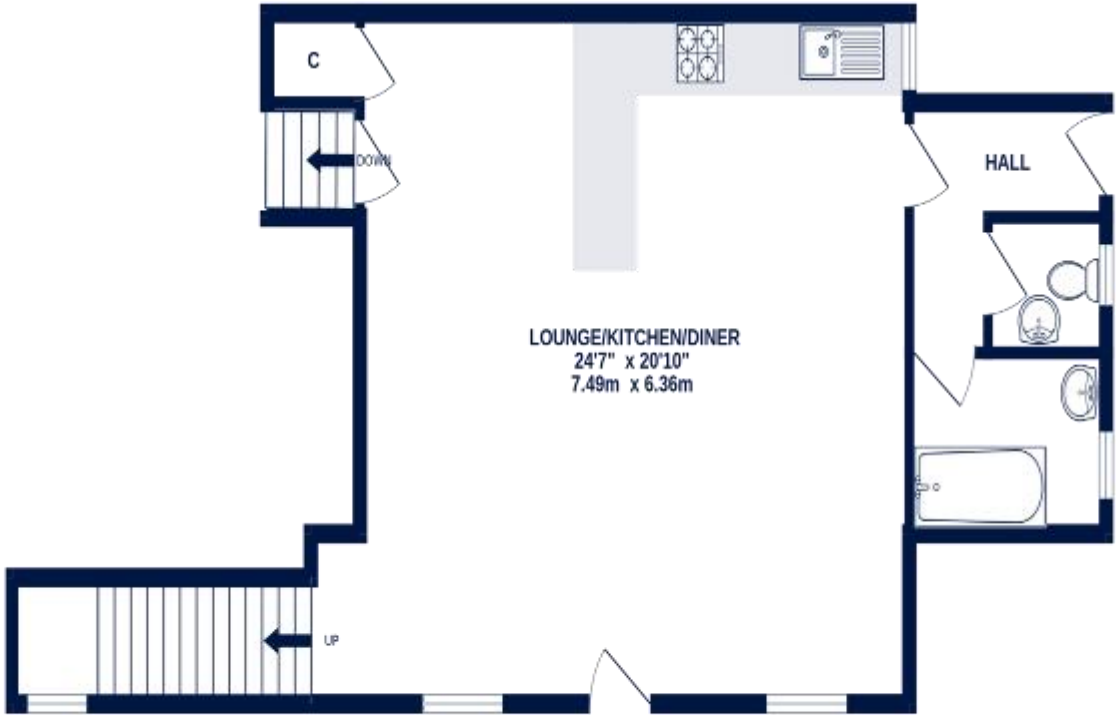




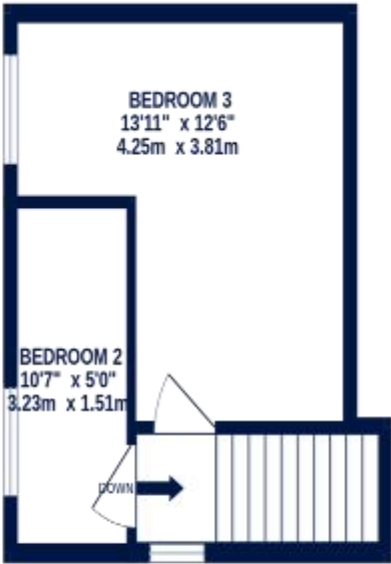
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and 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.



Below: Side Elevation of property





GENERAL REMARKS

**Services:**

The property has mains water, drainage and electricity and gas. Heating is by gas central heating. The property windows are single glazed. Note: The services have not been checked by the selling agents.

**EER Rating:**

EER: D(55)

**Council Tax**

The property is band A and the amount of council tax payable for 2024/25 is £1,370.25 .  
Dumfries and Galloway Council Tel: 030 33 33 3000 .

**Viewing:**

Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, Ayrshire, KA10 6BQ  
Tel:01292 690940 or Email: troon@bruachproperty.com

**Possession:**

Vacant possession and entry will be given on completion.

**Offers:**

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

**Closing Date:**

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

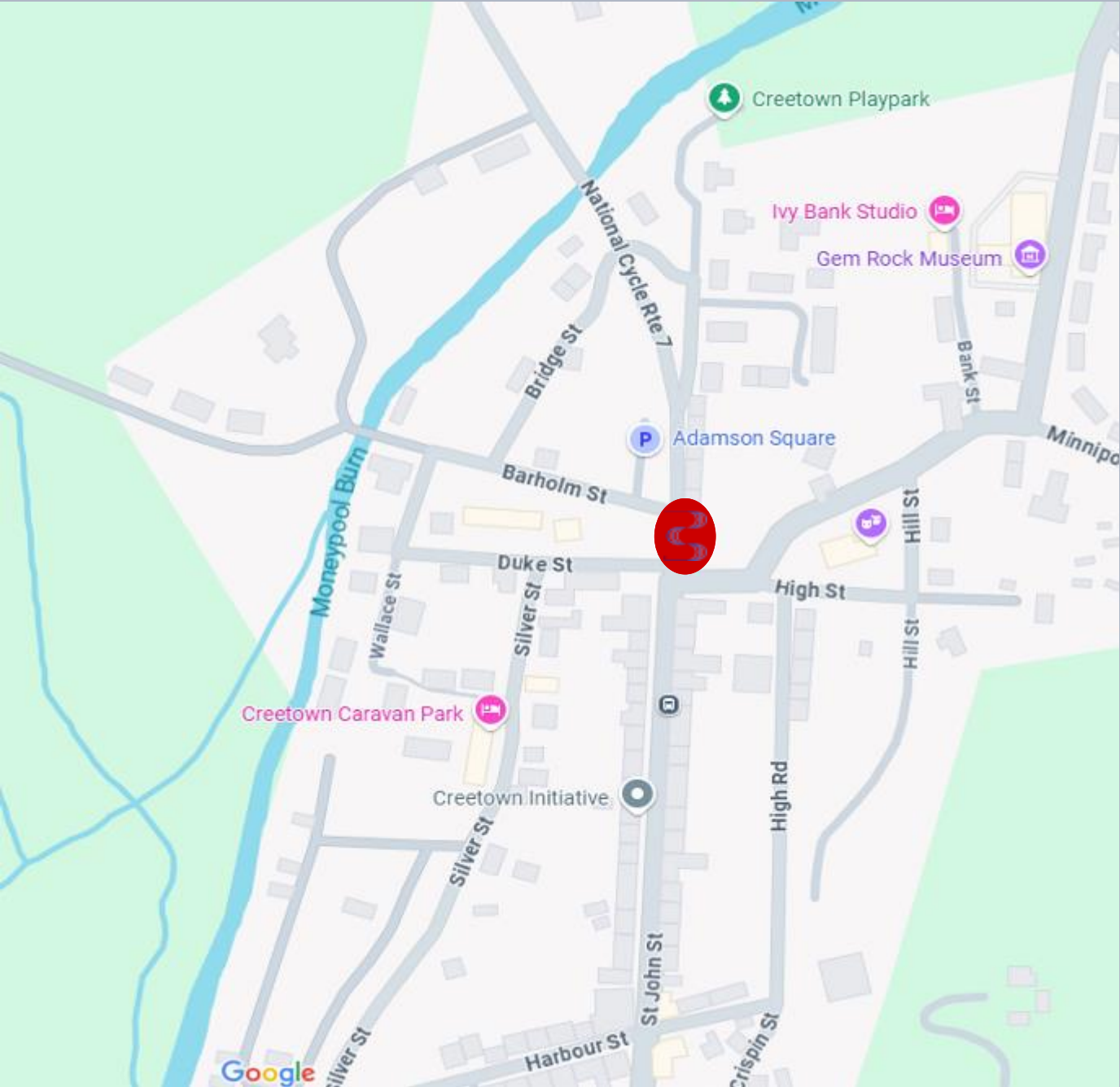
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

**Fixtures and fittings:**

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

**Servitude rights, burdens and wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.







## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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### GIRVAN

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### TROON

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