



**A B & A
Matthews**

**20 St John Street
Creetown
DG8 7JF**

Offers in the region of £165,000



Carsluith Beach

Key Features:

- End-terraced family property
- Located close to all local amenities
- Five bedrooms
- Benefits from gas central heating
- Garden to the rear

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This attractive end-terraced family home offers generous accommodation arranged over two floors. The property comprises five well-proportioned bedrooms, providing ample living space for growing families. Ideally situated close to a range of local amenities, schools, and transport links, the home also benefits from a private rear garden, perfect for outdoor entertaining and family enjoyment.

GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.28m x 1.22m

Glazed UPVC stable style door gives access to the property. Electric meters located on the wall. Glazed hardwood door gives access into the hall.

Hall – 3.00m x 1.31m

Stairs to first floor accommodation. Radiator.

Lounge – 5.54m x 4.37m

Bright and welcoming lounge featuring an east-facing window allowing for plenty of natural morning light, a useful shelved alcove for storage or display, feature fireplace creating an attractive focal point, and a radiator for added comfort.

Kitchen – 4.12m x 2.90m

West facing window overlooking the garden. Fitted with a good range of wall and floor units, ample worktops with tiled splashback and stainless-steel sink. Space and plumbing for washing machine. Space for slot in cooker. Walk-in understairs cupboard with shelved storage.



Bedroom 5 – 3.77m x 1.36m

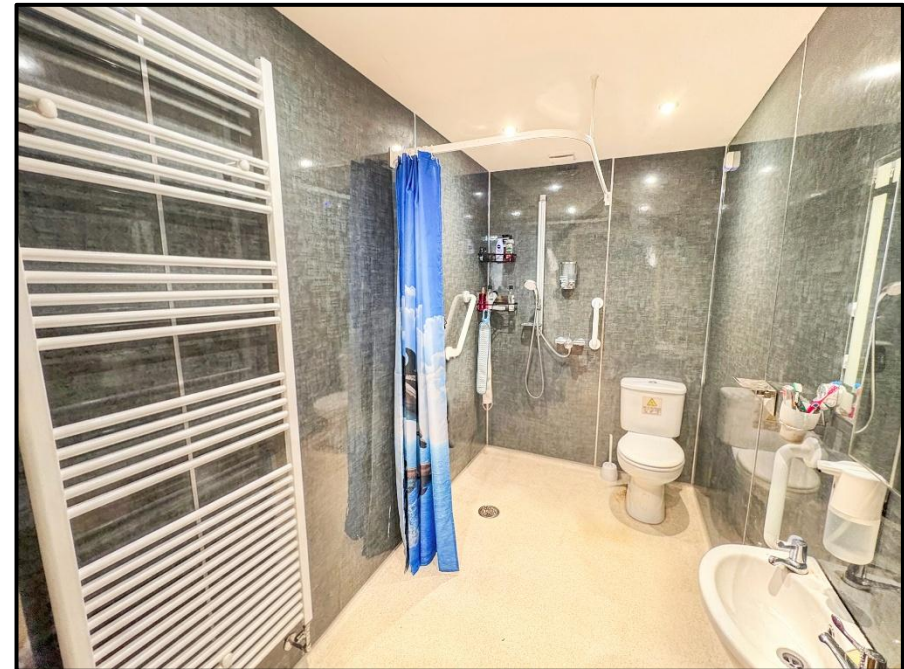
East facing window. radiator. Access into en-suite.

En-suite (Wet room) – 2.84m x 1.60m

Fully fitted with wet wall panelling and comprises a white suite with WC, wash hand basin and walk in shower area with mains water shower. Medicine cabinet. Ladder style radiator.

Rear Porch – 2.92m x 1.66m

Glazed UPVC door gives access to the garden.



FIRST FLOOR ACCOMMODATION

Landing

West facing window. Access to the attic via hatch. Built-in storage cupboard.

Bedroom 1 – 3.90m x 2.90m

East facing window. Radiator.

Bedroom 2 – 2.70m x 2.45m

East facing window. Radiator.

Bedroom 3 – 5.30m x 3.70m

West facing window. Built-in storage cupboard. Radiator.

Bedroom 4 – 3.80m x 3.04m

West facing window. Radiator.



Bathroom – 3.85m x 2.06m

Fitted with a white suite comprising WC, counter-top sink with storage cupboards below and bath. Built-in storage cupboard.

Shower Room – 2.26m x 0.90m

Tiled shower area with mains water shower.

Garden

The garden is predominantly laid to lawn with a section of artificial grass for low-maintenance enjoyment. Enhanced by a variety of mature shrubs, the outdoor space offers an attractive setting for relaxation and entertaining, with the added benefit of pedestrian access from St John Street.

SERVICES

Mains supply of water, gas and electricity. The property is connected to the mains drainage system.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.







Floorplans are indicative only - not to scale
Produced by Plushplans 



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamatthews.com

The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.