



GAP

galloway & ayrshire properties

1 Creech Cottages, Sorbie

Newton Stewart, DG8 8AH

Offers in Region of **£165,000**

The property is located just outside the small rural village of Sorbie, within the attractive countryside of Dumfries & Galloway, an area renowned for its peaceful surroundings, scenic landscapes and relaxed pace of life. The location offers a desirable balance of countryside living whilst remaining within convenient reach of nearby towns and amenities. Sorbie itself provides a welcoming rural community setting, whilst a wider range of facilities including shops, supermarkets, schooling, healthcare services and leisure amenities can be found within nearby towns such as Wigtown, Scotland's National Book Town, as well as Newton Stewart, both of which are easily accessible by car. The surrounding area is well known for its natural beauty, offering a wide variety of outdoor pursuits including walking, cycling, fishing and wildlife watching. The nearby coastline provides attractive beaches and coastal walks, whilst the wider Machars Peninsula is highly regarded for its rolling countryside and picturesque scenery. Transport links within the region allow access to larger towns such as Stranraer and Dumfries, with onward connections to the central belt and beyond. This location will particularly appeal to those seeking a quieter lifestyle within a friendly rural setting whilst still being within reasonable travelling distance of everyday amenities. Overall, the location offers an appealing combination of countryside tranquillity, attractive surroundings and accessibility, making it an ideal setting for a variety of purchasers.



Situated within an attractive semi-rural setting and enjoying open countryside views, this well-proportioned detached property offers flexible and spacious accommodation ideally suited to a range of buyers including families, those seeking additional space to work from home, or purchasers looking for a quieter lifestyle within easy reach of local amenities. The property benefits from a welcoming and comfortable layout, with bright apartments throughout enjoying good levels of natural light. The accommodation provides versatility in its use and is well suited to modern living, combining practical space with pleasant outlooks across the surrounding landscape. The bedrooms are of good proportions, with the principal bedroom benefitting from the added convenience of an en-suite WC, providing useful additional facilities.

- Spacious semi-detached property with flexible accommodation
- Attractive semi-rural setting with open countryside views
- Air source heat pump heating system (February 2025)
- Fully double glazed throughout
- Generous garden grounds incorporating lawn, patio and planting areas
- Driveway and detached garage for ample off road parking
- En suite WC
- Ground floor modern shower room
- Ideal first time purchase or for those seeking rural surroundings



The remaining accommodation offers comfortable and adaptable living space which can be utilised to suit individual requirements.

Externally, the property is set within generous garden grounds incorporating areas of lawn, patio and established planting. The gardens feature a variety of mature shrubs and borders, creating a pleasant outdoor environment ideal for relaxing or entertaining. A greenhouse and useful outbuildings provide excellent storage options and will appeal particularly to keen gardeners or those seeking workshop space. The property enjoys attractive open views across surrounding farmland and countryside, enhancing the sense of privacy and space. A driveway provides off-street parking and access to a detached garage, adding further practicality.

Further benefits include an air source heat pump heating system, offering an energy efficient and environmentally friendly solution, along with full double glazing throughout, helping to provide comfort and efficiency. Overall, this is an appealing opportunity to acquire a spacious home in a peaceful setting with generous outdoor space, whilst remaining within convenient distance of nearby towns and amenities

Driveway

2 Parking Spaces

A spacious concrete driveway to front of property providing ample off road parking for multiple vehicles as well as on street parking to front of property.



Hallway

A bright and welcoming front entrance porch leading into a spacious hallway providing access to the upper floor accommodation. The space benefits from a large picture window to the side as well as a carpeted staircase with side balustrade leading to the upper level. The hallway itself features fitted carpeting, neutral décor and a useful wall-mounted handrail above the central heating radiator.

Lounge

16' 0" x 12' 0" (4.87m x 3.65m)

Spacious lounge featuring a large double glazed window to the front which allows natural light and provides a pleasant front outlook. The room benefits from a feature fireplace with brick surround and timber mantel, incorporating an inset electric stove style fire. Central heating radiator and TV point also.

Kitchen

12' 0" x 9' 10" (3.65m x 3.00m)

Modern fitted kitchen comprising a range of wall and base mounted units with contrasting work surfaces and matching splashback. The kitchen incorporates an integrated oven with gas hob and contemporary extractor hood, along with space and plumbing for white goods including a washing machine. An integrated dish washer as well as integrated fridge/ freezer are included also. A stainless steel sink is positioned beneath the rear facing window providing an outlook over the garden area. The layout offers a practical and efficient workspace with ample storage and preparation space.





Shower Room

8' 1" x 6' 4" (2.46m x 1.93m)

Well-appointed shower room fitted with a three-piece suite comprising WC, wash hand basin with storage below and a walk in shower enclosure with glazed screen. The room is finished with tiled walls and flooring, providing a clean and practical space suitable for everyday use. A rear facing opaque window allows for natural light whilst maintaining privacy. Additional features include wall-mounted accessories and shelving for convenience.

Sun Room

20' 2" x 11' 2" (6.14m x 3.41m)

Generously proportioned sun room offering excellent natural light via multiple windows to both the rear and side, creating a bright and airy living environment. The room benefits from ample floor space allowing for a variety of furniture configurations as well as providing flexibility to be used as a dining space if desired.

Bedroom

14' 6" x 10' 7" (4.41m x 3.22m)

Comfortable double bedroom positioned to the front of the property, benefitting from a large double glazed window providing a pleasant outlook to surrounding countryside. With scope for modernisation, the room offers sufficient space for free-standing furniture presenting an ideal opportunity for purchasers to personalise to their own style.



Bedroom

9' 10" x 8' 1" (3.00m x 2.46m)

Additional bedroom enjoying a pleasant open outlook over the surrounding countryside via a rear facing window. The room offers space for bedroom furnishings and benefits from fitted carpet and neutral décor. This is well suited for use as a bedroom, guest accommodation or home office.

Bedroom

13' 8" x 10' 4" (4.17m x 3.14m)

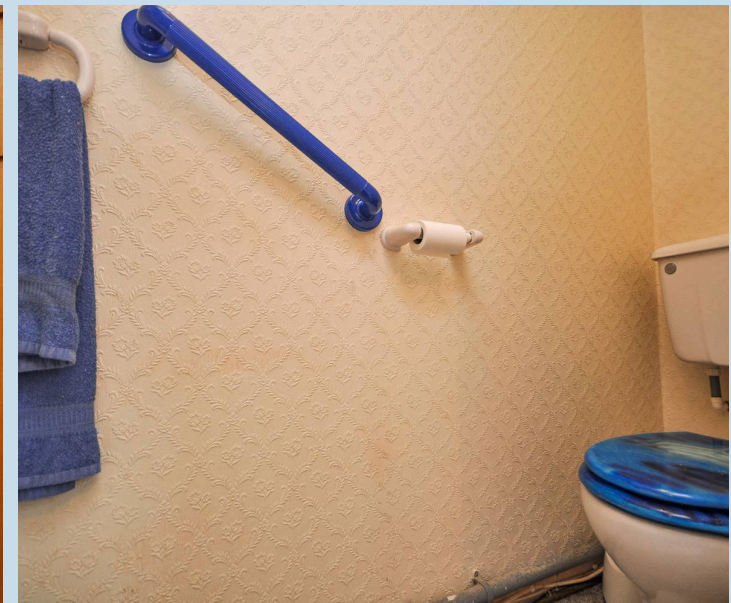
Well-proportioned double bedroom enjoying a pleasant outlook via a large double glazed window to the rear. A sliding door provides access to a convenient en-suite WC, comprising toilet and wash hand basin facilities. The bedroom offers ample space for freestanding furniture and would serve as a principal bedroom or comfortable guest room.

Front Garden

The property benefits from well-maintained garden grounds, mainly laid to lawn with a variety of mature shrubs, bushes and planting. A pathway leads through the garden creating an attractive and accessible outdoor space. The grounds enjoy a pleasant outlook towards surrounding countryside and offer a good degree of privacy, bordered by established hedging and trees.

Rear Garden

The property further benefits from a generous rear garden incorporating both patio and lawn areas, providing excellent outdoor space. The patio area offers an ideal seating space with room for outdoor furniture, whilst the surrounding borders feature a variety of mature shrubs and planting. A greenhouse and garden sheds are located within the grounds, offering useful storage and excellent potential for keen gardeners. The garden enjoys a pleasant open outlook across neighbouring countryside, enhancing the sense of space and privacy. Additional sections of garden provide further versatility, including lawned areas bordered by established hedging along with space suitable for growing vegetables or creating further landscaped features. The outdoor space overall provides a good balance of practicality and enjoyment, well suited to a variety of uses.

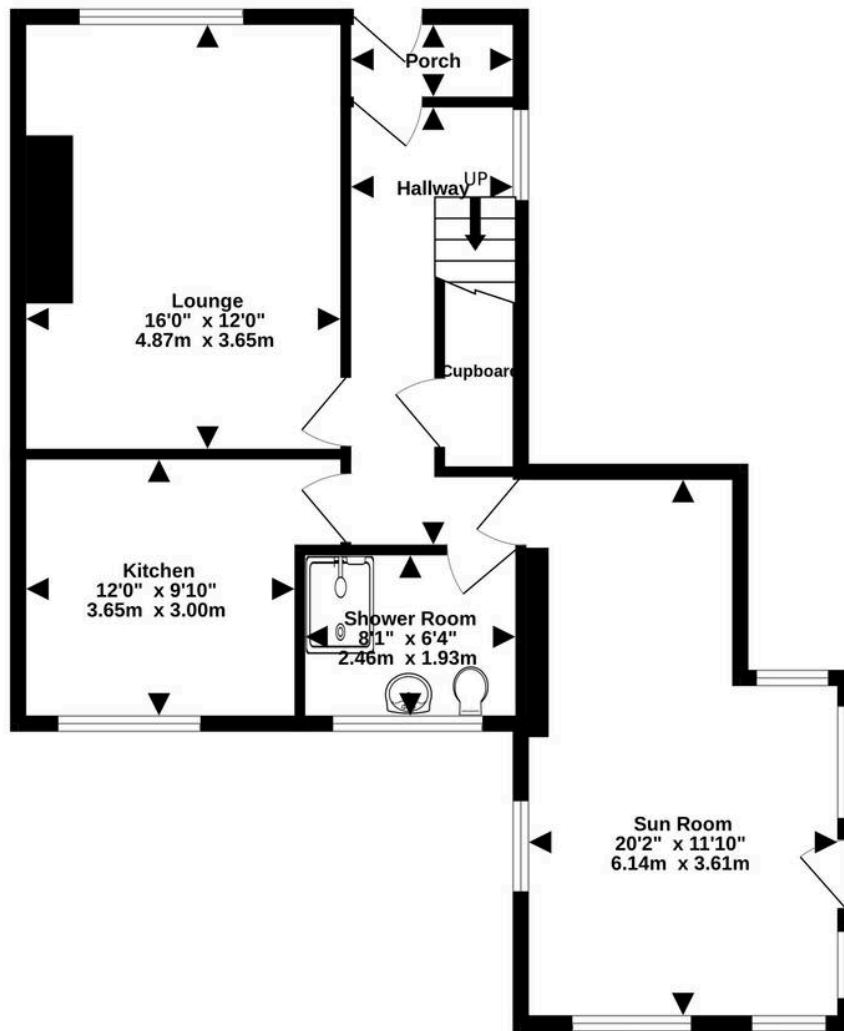




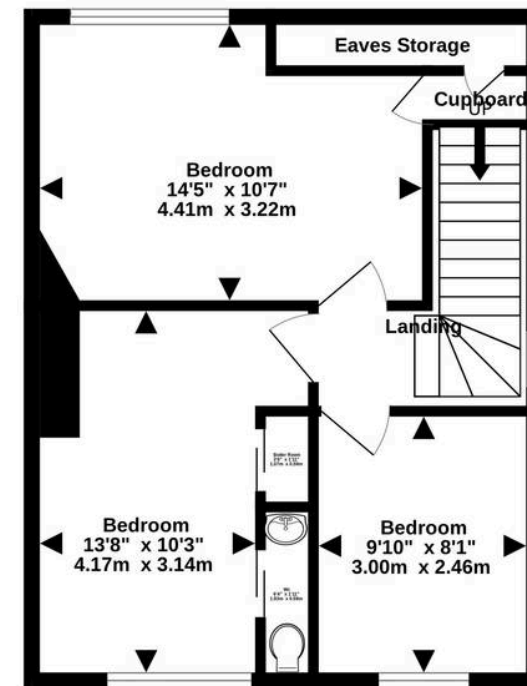




Ground Floor
667 sq.ft. (62.0 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band D

EPC RATING D(65)

SERVICES Mains electricity, Air Source heat pump heating system (February 2025)
Drainage to septic tank.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office.
01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

