



A B & A
Matthews

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

Offers in the region of £95,000



Carsluith Beach

Creetown is a small, scenic village on the southwest coast of Scotland, nestled at the head of Wigtown Bay. It sits within the historic region of Galloway and is surrounded by a mix of coastline, woodland, and rolling hills. Creetown has a quiet, rural character, with a population of just a few hundred people. The village developed in the 18th and 19th centuries, particularly through granite quarrying—stone from the area was even used in major construction projects across the UK. Today, traces of that industrial past remain, but the economy is now more focused on tourism and local services. One of its main attractions is the nearby Gem Rock Museum, which displays a large collection of gemstones, fossils, and minerals. The village is also close to Galloway Forest Park, a vast natural area known for hiking, wildlife, and some of the darkest skies in Europe—making it popular for stargazing. Creetown’s coastal location gives it access to quiet beaches and estuary views, while its position along regional walking routes makes it a peaceful base for exploring the wider area. It has basic amenities like a primary school, local shop, and a community hall, contributing to a close-knit village atmosphere. Overall, Creetown is best described as a tranquil, nature-rich village with a modest historical heritage and strong appeal for visitors seeking calm, outdoor experiences.



This well-presented mid-terraced property offering comfortable accommodation over two floors, ideal for first-time buyers, downsizers, or investors. The home features two bedrooms and is situated in a peaceful rural village setting, providing a quiet and relaxed lifestyle. The property benefits from double glazing throughout, helping to improve energy efficiency and maintain a comfortable indoor environment year-round. Gas central heating is installed, ensuring reliable and cost-effective warmth. Internally, the accommodation typically comprises a welcoming living area, a fitted kitchen, two bedrooms, and a shower room. Outside, there is garden ground perfect for enjoying the surrounding countryside atmosphere. Overall, this property combines practical features with a desirable village location, making it an attractive and affordable home option.

KEY FEATURES

- **Mid-terraced property**
- **Rural village location**
- **Two bedrooms**
- **Double glazing & gas central heating**
- **Situated close to all local amenities**
- **Garden to the rear of the property**

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR ACCOMMODATION

Entrance Hall – 7.57m x 1.06m

Glazed UPVC entrance door with transom window above. Understairs storage cupboard. Storage box housing electric meters. Attic hatch. Another glazed UPVC door with transom window above gives access to the garden ground.

Lounge – 4.14m x 3.69m

The lounge features an east-facing window that fills the room with natural morning light, creating a bright and welcoming atmosphere. A marble fireplace with a gas-effect fire serves as an attractive focal point, while a shelved alcove offers practical storage or display space. The room is completed with a radiator, ensuring comfort throughout the year.

Kitchen – 3.38m x 3.20m

West facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and 1½ bowl ceramic sink. Space for slot in cooker with extractor fan fitted above. Space and plumbing for washing machine. Boiler located on the wall. Radiator.



FIRST FLOOR ACCOMMODATION

Landing

Access to the attic via hatch. Skylight.

Bedroom 1 – 3.70m x 3.23m

East facing window. Coombed ceilings. Radiator.

Bedroom 2 – 3.18m x 1.40m

East facing window. Coombed ceilings. Built-in shelved storage area. Radiator.

Shower Room – 3.23m x 2.26m

Partial wet wall panelling and fitted with a white suite comprising WC, wash hand basin and shower cubicle with electric shower. Storage cupboard. Radiator.



Garden

To the rear of the property there is shared communal ground with a communal path leading to the garden which is mostly laid to lawn for ease of maintenance. Please see the copy of the plan below, the property is marked in blue, the garden ground and part of the outbuilding which belong to number 40 are marked in pink. The area marked in yellow is a communal path and the area marked in brown is right of access for bins to be taken out.

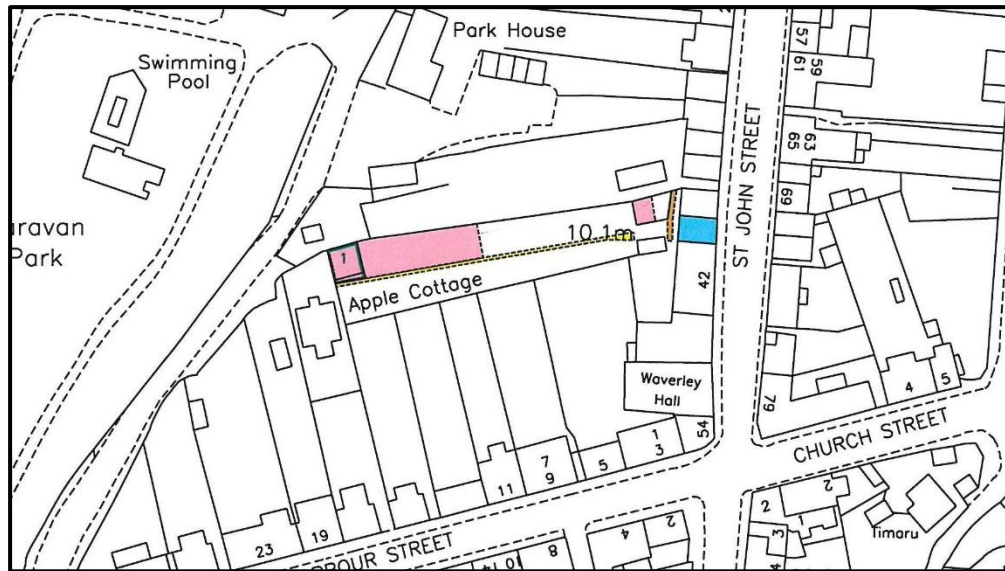
OUTBUILDINGS

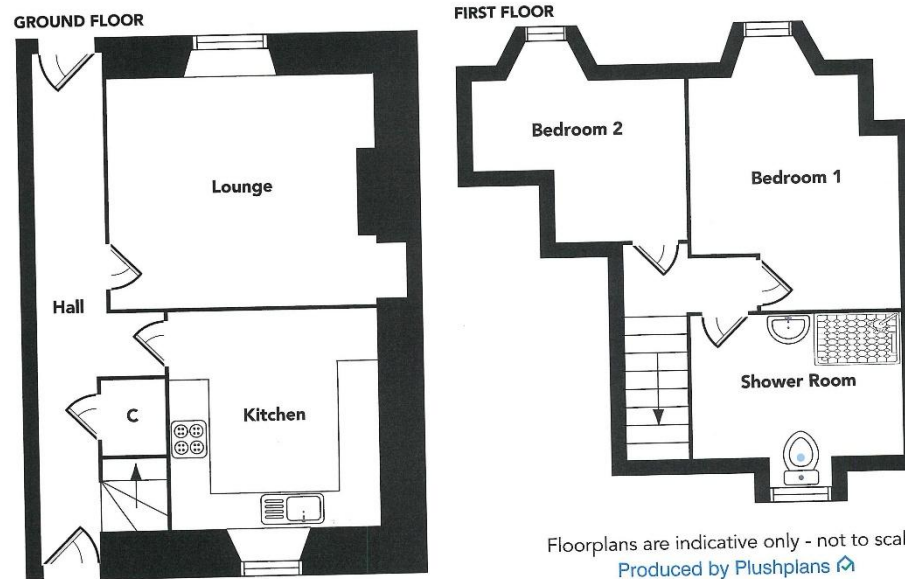
Summer house.

Workshop (Approx 4.70m) with power and light laid on.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. The furniture can be left if required.





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.



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