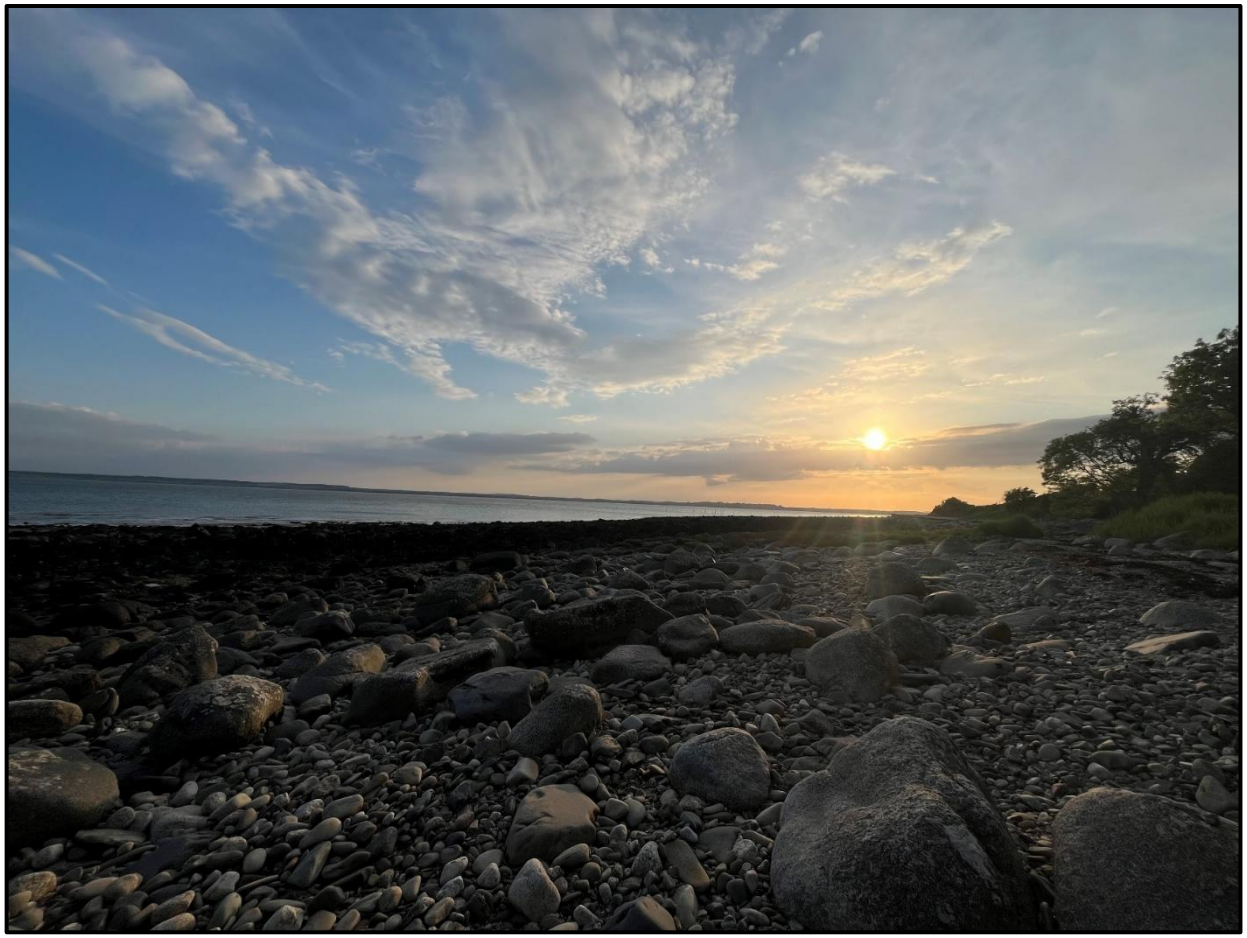

A B & A
Matthews
4 Park Crescent,
Creetown,
DG8 7BX
Offers in the region of £95,000

Creetown, a charming coastal village in Dumfries and Galloway, offers a wonderful blend of natural beauty, history, and community spirit. Local attractions include the Gem Rock Museum, home to an impressive collection of gemstones, crystals, and fossils, as well as the ancient Cairnholy Chambered Cairns, providing a fascinating glimpse into Neolithic history. Visitors can also explore the Creetown Heritage Museum, stroll around the harbour and Adamson Square to view the iconic Diamond Jubilee Clock Tower, or enjoy scenic walks along the Cree Estuary and surrounding hills. Outdoor enthusiasts are well catered for with easy access to Galloway Forest Park and the popular 7stanes Kirroughtree trails, ideal for walking and mountain biking, while the area also offers picturesque coastal and countryside spots perfect for picnicking and family days out.



Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

Key Features

- Versatile three-bedroom layout
- Double glazing and electric heating
- Ground-floor bedroom option
- Bright lounge with feature fireplace
- Garden access from kitchen
- Fully enclosed rear garden
- Excellent opportunity for modernisation



A mid-terraced, traditionally built three-bedroom property, ideally situated within the popular Ferrytoon area of Creetown. The home benefits from double glazing and electric heating, along with an easily maintained garden, making it a practical and appealing choice for a range of buyers. The property has been well maintained throughout, offering a solid and cared-for home, while presenting an excellent opportunity for modernisation to suit individual tastes and requirements.
A delightful home offering flexible accommodation, practical features, and excellent potential, perfect for families, first-time buyers, or those seeking adaptable living space.

Ground Floor Accommodation

Entrance Porch – 1.24m x 1.06m
A welcoming entrance featuring a glazed UPVC door with transom window above, allowing for natural light. Tiled flooring adds practicality, while a glazed hardwood internal door leads into the main hall. Electric meters are neatly positioned.



Hallway – 5.19m x 1.06m
A bright and functional space with stairs rising to the first floor. Includes a useful under-stairs storage cupboard and a storage heater for added comfort.

Lounge – 4.17m x 3.50m
A well-proportioned and inviting reception room with a south-east facing window, filling the space with natural morning light. A charming feature wooden surround with inset electric fire creates a cosy focal point.

Kitchen – 2.63m x 2.33m
Overlooking the rear garden through a north-west facing window, the kitchen is fitted with a range of wall and base units, worktop space, and a composite drainer sink. There is space for a slot-in cooker and plumbing for a washing machine.
A glazed UPVC door provides direct access to the garden, ideal for everyday convenience.

Bedroom 1 – 3.92m x 3.04m
A spacious ground-floor double bedroom with a north-west facing window. Complete with a storage heater, this room offers flexibility as a bedroom, dining room, or home office.



First Floor Accommodation

Landing
Naturally lit via a Velux window, with access to the attic through a hatch.

Bedroom 2 – 2.92m x 2.60m
A comfortable bedroom with a south-east facing window, enjoying good natural light.



Bedroom 3 – 4.07m x 1.70m
A single bedroom with a south-east aspect and built-in storage cupboard, perfect as a child's room, nursery, or study.

Bathroom – 2.74m x 2.00m
Fully tiled and fitted with a coloured suite comprising WC, wash-hand basin, bath, and a separate corner shower cubicle with electric shower. Includes a storage heater for warmth.

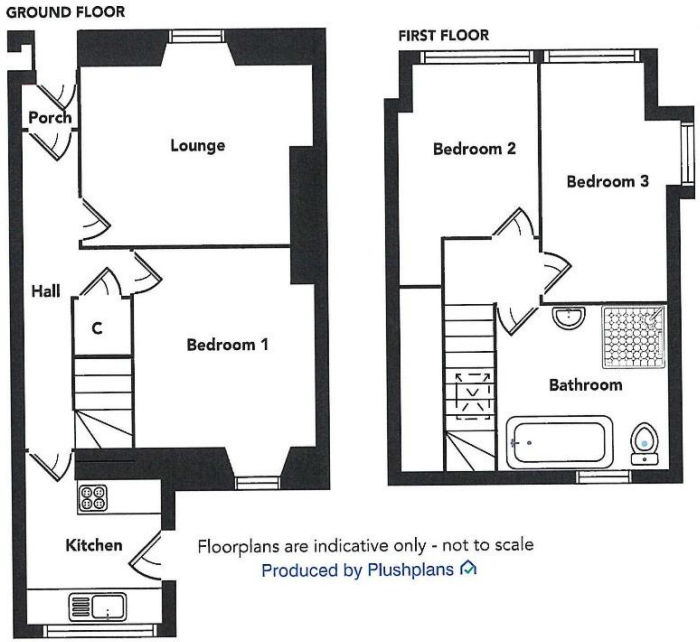


Garden
A pleasant rear garden, mainly laid to lawn for ease of maintenance, complemented by mature flower borders providing seasonal colour and interest.

Outbuildings
A wooden garden shed equipped with power and lighting—ideal for use as a workshop, hobby space, or additional storage.

SERVICES
Mains supplies of water and electricity. Electric storage heating. 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.

A B & A Matthews

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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.