



GAP

galloway & ayrshire properties

11 Harbour Street, Creetown

Newton Stewart, DG8 7JJ

Offers Over **£169,995**

The town of Creetown provides amenities including convenience store, butcher, primary school and bowling green. All major amenities including supermarkets, secondary schooling, hotels and healthcare are to be found in the market town of Newton Stewart some 5 miles distant. This is an area of natural beauty and there is access to wonderful countryside locally. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 13 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (5 miles) and Stranraer (30 miles).

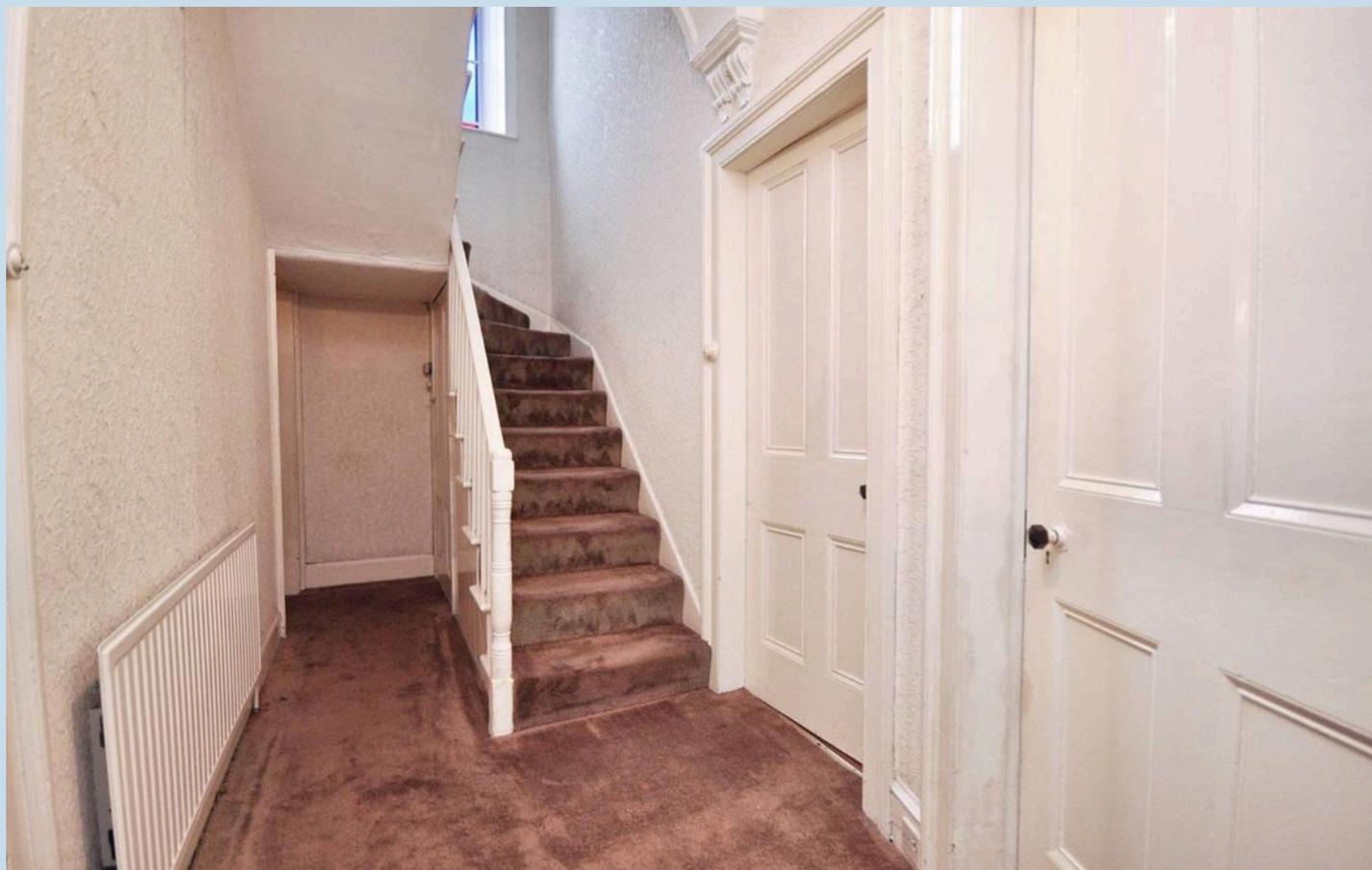
- Spacious family home
- Generous accommodation over two levels
- Ground floor bedroom
- Rear extension
- Gas fired central heating
- Spacious and enclosed garden grounds
- Three double bedrooms (one ensuite)



This inviting three bedroom mid-terraced house offers a delightful combination of comfort and charm. As you step inside, you are greeted by a spacious and refined family home boasting generous accommodation spread over two levels. The ground floor presents a convenient bedroom, complemented by a rear extension that enhances the overall living space. The property features modern conveniences including gas fired central heating, ensuring warmth and comfort throughout. As you explore, the spacious and enclosed garden grounds unveil themselves, providing a peaceful retreat for outdoor enjoyment. Upstairs, two double bedrooms await, as well as offering a generous sized bathroom, catering to both comfort and functionality seamlessly.

Stepping out into the enchanting outside space, you are met with generous sized garden grounds that beckon for relaxation and tranquillity. The rear garden is a haven comprising of a spacious paved patio, adorned with a timber built shed for storage needs. Beyond, a vast lawn area bordered by mature planting and shrubbery creates a lush oasis that offers privacy and tranquillity. Boundary hedging encloses the garden, adding to the seclusion and charm of the outdoor area. This well-appointed property with its well-proportioned accommodation and thoughtfully designed outside space would make an ideal family home.

Please note: Using advanced AI technology, we have digitally enhanced some of our property photos and virtually furnished empty spaces – helping buyers see the full potential of every room.



Hallway

Front entrance porch leading into spacious hallway providing full access to ground level accommodation. Staircase providing access to upper floor accommodation, central heating radiator as well as generous under stairs storage.

Lounge

14' 10" x 11' 5" (4.53m x 3.47m)

Spacious lounge to front of property with built display recess to each side of feature fireplace currently housing gas fire, central heating radiator and large double-glazed window as well as TV point.

Sitting Room

13' 10" x 10' 8" (4.22m x 3.24m)

To front of property, a generous sized reception room with built in display recess as well as benefitting from a large double glazed window to front and central heating radiator.

Bedroom

13' 8" x 8' 5" (4.17m x 2.57m)

Currently used as a generous sized ground floor bedroom with large Velux window, central heating radiator as well as access to rear Ensuite shower room.

Shower Room (Ensuite)

6' 4" x 5' 3" (1.93m x 1.59m)

To rear of property accessed off ground floor bedroom, a bright and well proportioned ensuite shower room comprising of a walk in shower cubicle with tiled walls. Separate WHB & WC with double glazed window to rear.

Dining Room

12' 8" x 11' 5" (3.85m x 3.47m)

Towards rear of property accessed of hallway, a spacious dining area with feature gas fire as well as generous built in storage. Rear open access to dining kitchen also.





Dining kitchen

19' 2" x 13' 11" (5.85m x 4.23m)

Extension to the rear comprising of spacious dining kitchen with floor and wall mounted units, stainless steel sink with mixer tap, fitted range cooker and stove, plumbing for both a dish washer and washing machine, 2 x large double glazed window units, UPVC double glazed panel door providing rear access to garden grounds.

Landing

Spacious landing providing full access to upper-level accommodation with large double-glazed window.

Bedroom

17' 10" x 8' 5" (5.44m x 2.57m)

Spacious double bedroom with rear Velux window as well as double glazed window to front as well as central heating radiator.

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17' 10" x 11' 5" (5.44m x 3.47m)

Spacious double bedroom with rear Velux windows as well as double glazed window to front, central heating radiator as well as built in eaves storage.

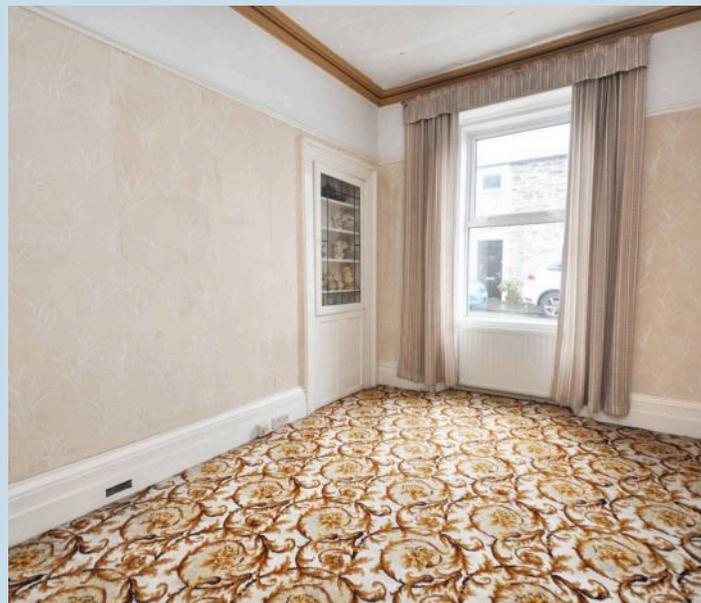
Bathroom

11' 2" x 6' 4" (3.40m x 1.94m)

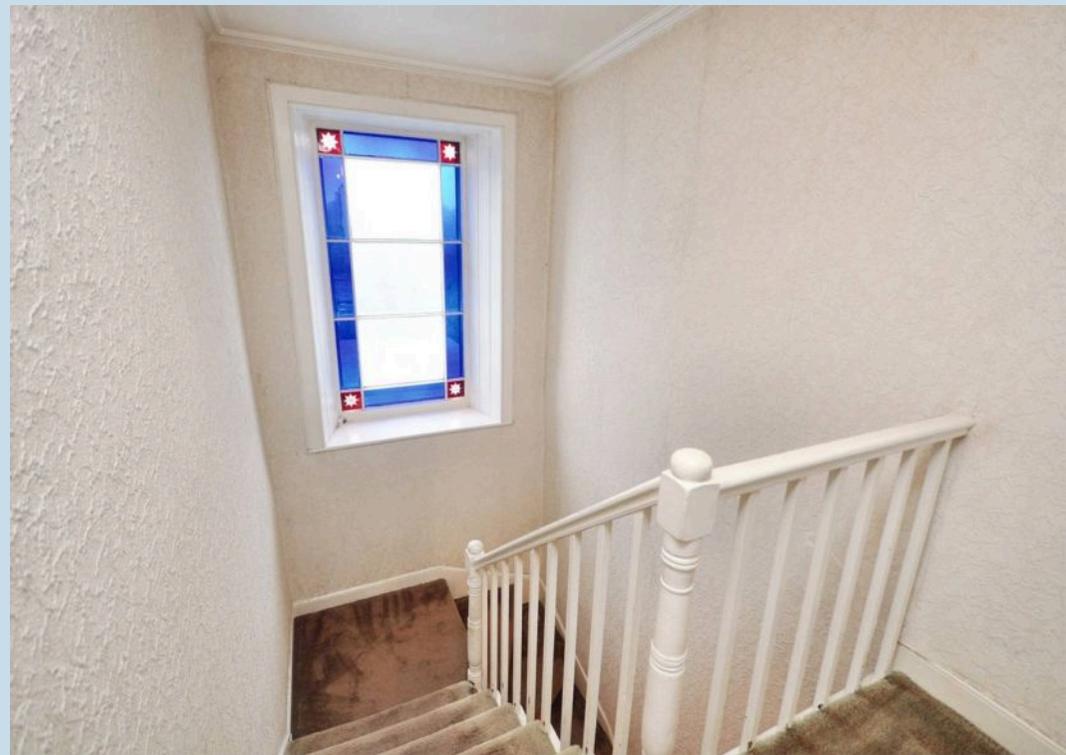
Generous sized bathroom towards front of property on the upper level with toilet, WHB, bath with separate shower cubicle. Double glazed window with central heating radiator and built in extractor fan.

Garden

Generous sized garden grounds to the rear comprising of spacious paved patio with timber built shed, leading to large lawn area surrounded by mature planting and shrubbery as well as boundary hedging.

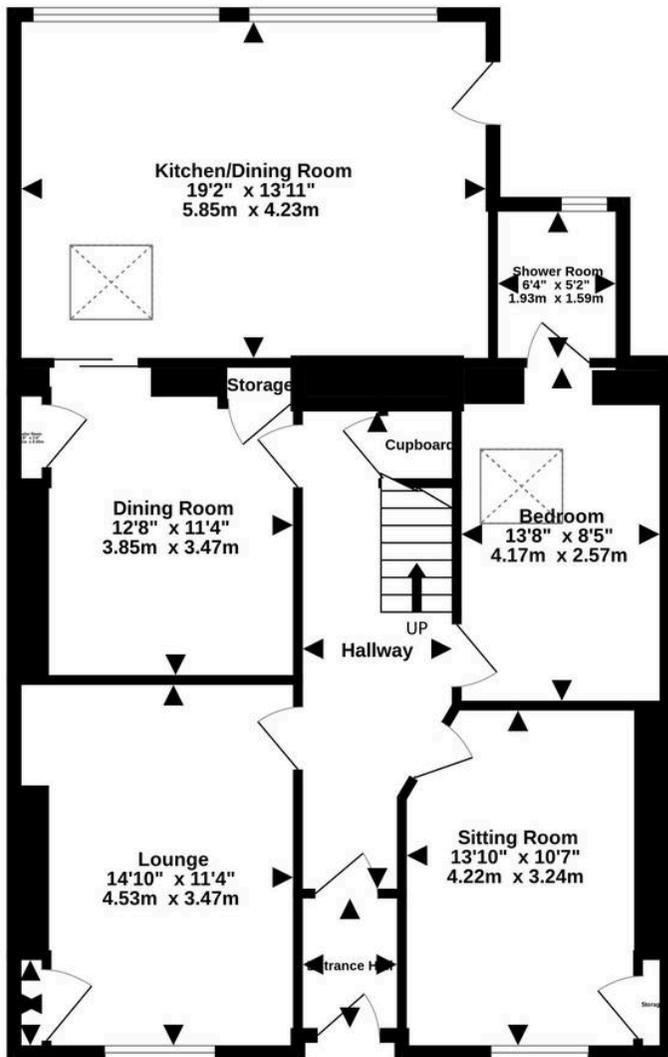




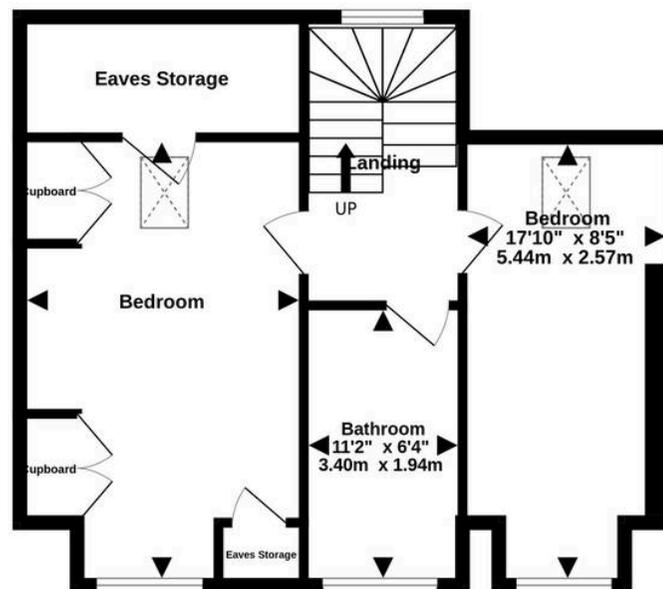




Ground Floor
967 sq.ft. (89.8 sq.m.) approx.



1st Floor
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

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, water & drainage. Air source central heating. Multi fuel burning stove.

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.

