



3 Creebridge, Newton Stewart

Newton Stewart, DG8 6NP

Offers Over - £165,000 are invited.

3 Creebridge, Minnigaff

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Traditional stone-built terraced house in Creebridge, Minnigaff. Three or four bedrooms, two bathrooms, spacious lounge, large enclosed rear garden, close to Newton Stewart amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Substantial traditional stone-built terraced property
- Three bedrooms with potential for a fourth ground floor bedroom
- Spacious lounge with feature fireplace
- Additional ground floor reception room / bedroom
- Fitted kitchen with integrated appliances
- Ground floor shower room and first floor bathroom
- Generous enclosed garden to the rear
- Double glazing
- Flexible accommodation extending to approximately 915 sq. ft.
- Convenient location within Creebridge, Minnigaff



A substantial traditional stone-built terraced property occupying a convenient position within the Creebridge area of Minnigaff, close to the market town of Newton Stewart. The property provides generously proportioned accommodation over two floors, with three bedrooms and the potential for a fourth bedroom on the ground floor. Of particular note is the extensive enclosed garden to the rear.

The ground floor accommodation comprises an entrance hallway, spacious lounge with feature fireplace, and an additional reception room which could alternatively be utilised as a fourth bedroom, home office or separate sitting room. To the rear is a fitted kitchen with a range of wood-effect floor and wall-mounted units, integrated appliances and complementary worktops. A shower room, fitted with a shower enclosure, WC and wash hand basin, completes the ground floor accommodation.

The first floor provides three bedrooms, including two generously proportioned double bedrooms and a further smaller bedroom. There is also a family bathroom fitted with a bath and overhead shower, WC and wash hand basin.

The property benefits from neutral decoration throughout much of the accommodation, with fitted carpeting, double glazing and practical storage facilities.

Externally, the property has a traditional stone-built frontage with painted exterior and contrasting window surrounds. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and bounded by a combination of stone walls and fencing. There is also a paved seating area immediately adjoining the property. The garden provides considerable outdoor space with scope for further landscaping or development of the existing garden areas.

Offering flexible accommodation, traditional character and a substantial rear garden, this property represents an opportunity for purchasers seeking a family home within easy reach of the amenities available in Newton Stewart.



Entrance Hall

Front entrance leading into hallway giving access to full ground floor living accommodation as well as stairs leading to upper floor accommodation.

Lounge

14' 1" x 13' 2" (4.28m x 4.02m)

A spacious and well-presented lounge featuring neutral grey décor, fitted patterned carpeting and a feature fireplace with inset fire. Recessed ceiling spotlights and decorative ceiling coving complement the room, while windows to the front and rear provide natural light. There is ample space for a range of lounge furnishings, with access from the entrance hallway and a further doorway leading to the rear hallway.

Shower Room

7' 6" x 6' 6" (2.29m x 1.97m)

A well-presented ground floor shower room fitted with a three-piece suite comprising a shower enclosure with electric shower, pedestal wash-hand basin and WC. Finished with grey wall coverings, dark grey tiled flooring, a chrome heated towel rail and recessed ceiling spotlights. A frosted glazed window provides natural light and privacy.

Kitchen

11' 6" x 9' 5" (3.51m x 2.86m)

A well-appointed kitchen fitted with a range of wood-effect wall and floor-mounted units, complemented by dark worktops and tiled splashbacks. Features include an integrated oven, stainless steel extractor hood, sink with mixer tap and plumbing for a washing machine. There is additional storage within full-height cupboards, while a large rear-facing window provides natural light. Finished with grey tiled flooring, neutral décor, ceiling coving and recessed spotlights.





Reception Room/ Ground Floor Bedroom

14' 1" x 9' 9" (4.28m x 2.97m)

A well-proportioned and versatile room suitable for use as an additional reception room or ground floor bedroom. Finished with neutral grey décor, fitted patterned carpeting, decorative ceiling coving and recessed ceiling spotlights. A window provides natural light, while the room offers ample space for a range of bedroom or lounge furnishings.

Bedroom

10' 0" x 5' 7" (3.06m x 1.71m)

A single bedroom with a window providing natural light, finished with light grey décor, fitted carpet and white skirting boards. Additional features include an electric wall-mounted heater.

Bedroom

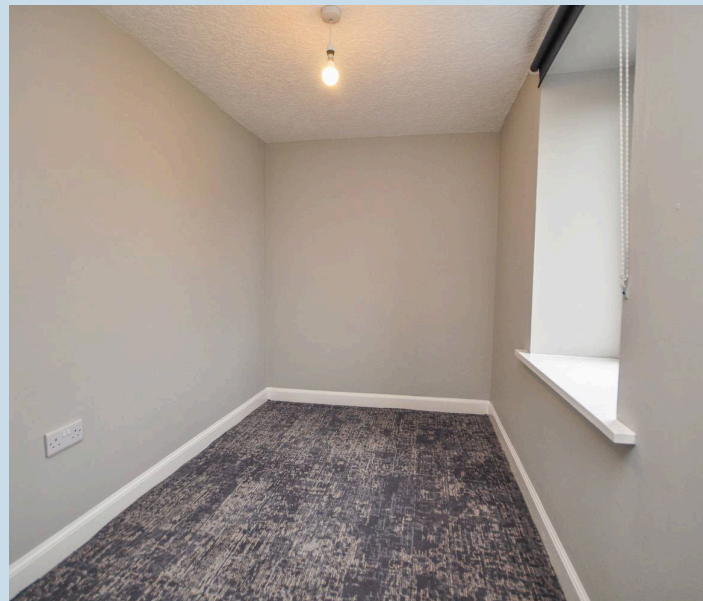
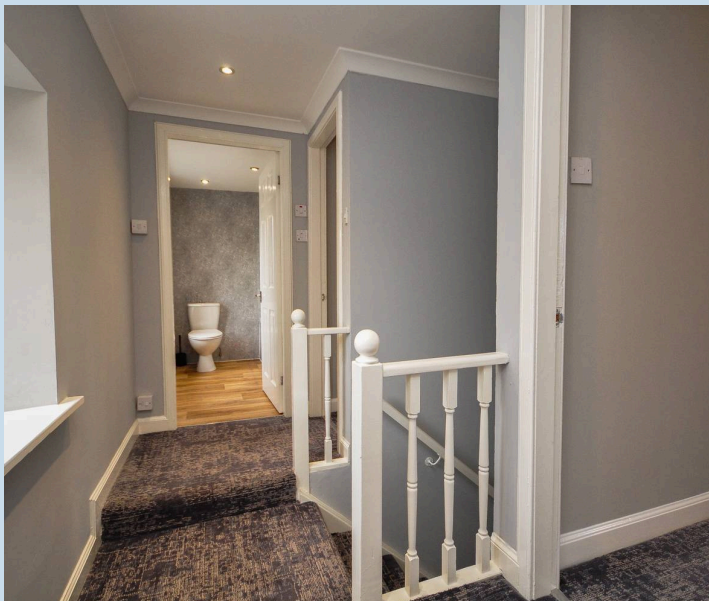
16' 1" x 9' 8" (4.91m x 2.94m)

A spacious double bedroom with two windows providing natural light. Finished with light grey décor, patterned grey carpeting, white skirting boards and an electric wall-mounted heater.

Bathroom

7' 0" x 5' 7" (2.13m x 1.71m)

Fitted with a white suite comprising a panelled bath with electric shower over and glass shower screen, WC and wash hand basin. Finished with grey wall panelling, wood-effect flooring and a frosted glass window providing natural light.



Bedroom

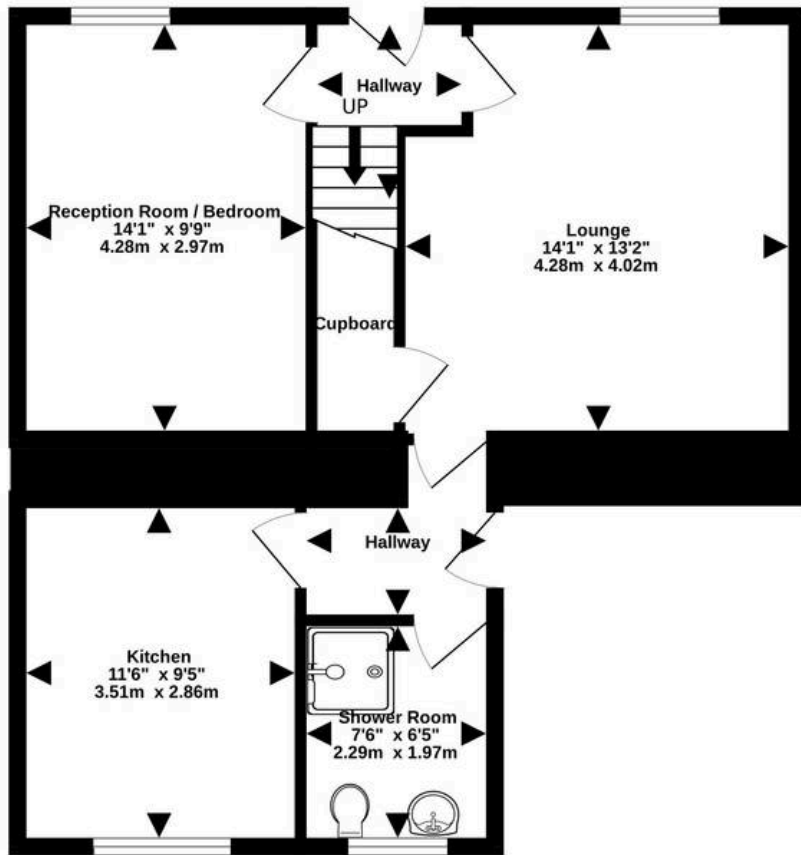
10' 5" x 9' 9" (3.18m x 2.97m)

A well-proportioned bedroom with a window providing natural light, neutral grey wall finishes, fitted carpet, wall-mounted electric heater and ample space for bedroom furniture.

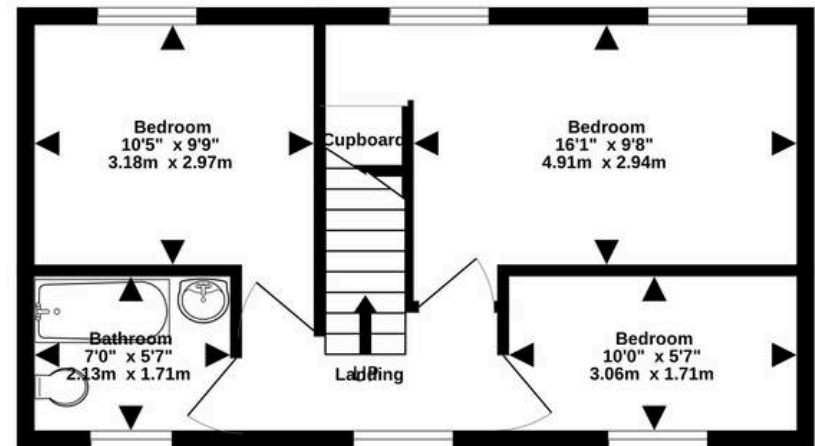




Ground Floor
552 sq.ft. (51.3 sq.m.) approx.



1st Floor
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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 throughout.

COUNCIL TAX Band D **EPC RATING:** E(46)

SERVICES

Mains water, drainage and electricity. Electric panel heaters.

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.

