



**GAP**

galloway & ayrshire properties



**Pulquat Cottage, Creetown**

Newton Stewart, DG8 7DE

Offers Over £130,000 are invited.

The property is situated just outside the village of Creetown in Dumfries & Galloway and enjoys a convenient position close to the A75, providing straightforward access to both Newton Stewart and Gatehouse of Fleet. Creetown offers a range of everyday amenities including local shops, primary schooling, healthcare facilities, cafés and community services. The surrounding area is renowned for its scenic countryside, woodland walks and outdoor pursuits, with nearby attractions including the Galloway Forest Park, local beaches and the Solway coastline. The regional centre of Newton Stewart lies a short drive away and provides a wider range of amenities including supermarkets, secondary schooling, leisure facilities and professional services. The A75 also offers good transport links east towards Dumfries and west towards Stranraer and the ferry links to Northern Ireland. The area is well suited to those seeking a balance between rural living and accessibility, with a wealth of walking, cycling, fishing and wildlife opportunities available throughout the surrounding countryside.

- Traditional detached two bedroom cottage
- Rural setting just outside Creetown
- Spacious dining kitchen
- Two double bedrooms
- Mature established garden grounds
- Lounge with bay window and feature multi fuel burning stove
- Spacious shower room with walk in shower
- Convenient access to the A75 for commuting across Dumfries & Galloway
- Recently installed air source heating & solar panels (2022) as well as cavity wall insulation



Occupying a generous plot on the outskirts of Creetown, this detached cottage offers well-proportioned accommodation all on one level and benefits from mature gardens, off-road parking and a pleasant rural setting. The accommodation is entered via a welcoming entrance vestibule leading through to the main hallway. The lounge is a bright reception room featuring a bay window which allows for excellent levels of natural light and provides views over the surrounding garden grounds. The dining kitchen offers ample space for everyday dining and provides access to the conservatory, creating a useful additional reception area overlooking the rear garden. The conservatory in turn opens directly onto the patio area, making it a practical extension of the living accommodation. There are two generously sized double bedrooms, both benefiting from built-in storage. The principal bedroom is particularly spacious and enjoys a dual-window aspect, while the second bedroom features a bay window and fitted wardrobes. The shower room has been fitted with a modern suite comprising a walk-in shower enclosure, wash hand basin with storage and WC.

Externally, the property enjoys established gardens which have been carefully cultivated over many years. To the rear, a paved patio provides space for outdoor seating. Beyond this lies a lawned garden with mature trees, shrubs and flowering borders creating a high degree of privacy. Further areas include raised planting beds, a greenhouse, sheds and productive growing spaces ideal for keen gardeners. Solar panels have also been installed, contributing towards the property's energy efficiency. This is a property that will particularly appeal to purchasers seeking a rural lifestyle, extensive garden grounds and single-level living within easy reach of local amenities.



### Lounge

18' 10" x 11' 3" (5.73m x 3.43m)

A spacious reception room featuring exposed ceiling beams and a focal point fireplace with inset multi-fuel stove. The room offers ample space for both lounge and dining furniture and benefits from a bay window overlooking the garden. An open archway and serving hatch connect the room to the kitchen, creating a practical layout for everyday living. Fitted shelving adds useful display and storage space.

### Kitchen

15' 3" x 10' 0" (4.66m x 3.06m)

A generously proportioned fitted kitchen incorporating a range of base and wall-mounted units with complementary work surfaces and tiled-effect splashbacks. The room benefits from windows to two elevations, providing good levels of natural light and views towards the garden. There is ample space for appliances and additional freestanding furniture, while extensive built-in storage, display shelving and glazed cabinets enhance practicality. An open archway and fitted storage units create a connection to the adjoining lounge, maintaining the property's traditional character. A rear door provides direct access to the rear porch.

### Bedroom

14' 6" x 12' 2" (4.41m x 3.72m)

A spacious double bedroom featuring a bay window to the front elevation, providing good levels of natural light. The room offers ample floor space for freestanding bedroom furniture and benefits from a built-in wardrobe with louvred doors, providing useful hanging and storage space. Finished with neutral décor and fitted carpeting, the room also incorporates wall-mounted lighting and central heating.





### Bedroom

14' 9" x 10' 3" (4.50m x 3.12m)

A generously proportioned double bedroom featuring two large front-facing windows which provide excellent natural light and outlook. The room offers substantial floor space, easily accommodating a double bed along with additional freestanding furniture. Built-in wardrobe storage is incorporated with louvred doors, while fitted carpeting, wall-mounted lighting and electric heating complete the accommodation. A decorative feature wall adds character to the room.

### Shower room

11' 11" x 8' 7" (3.63m x 2.61m)

A spacious bathroom fitted with a white three-piece suite comprising WC, wash hand basin set within a vanity unit and a walk-in shower enclosure with glazed screen. The room is finished with decorative wall tiling, a wood-effect ceiling and vinyl flooring, while a window to the rear provides natural light and ventilation. Additional features include built-in storage beneath the vanity unit, wall-mounted mirror with lighting and central heating radiator.



### Rear porch

11' 0" x 4' 6" (3.36m x 1.37m)

A glazed rear porch providing a useful transitional space between the house and garden. Featuring windows to both sides and a glazed door leading to the rear garden, the area offers good natural light throughout the day. The porch provides practical space for storage, gardening equipment or outdoor clothing and benefits from fitted shelving along one side. Ideal as a utility or potting area with direct access to the garden.

## REAR GARDEN

The rear garden is arranged over a number of levels and enjoys a mature setting with a variety of established trees, shrubs and planting. A paved patio area directly to the rear of the property provides space for outdoor seating. Steps lead to further areas of lawn and planted borders, creating a private and sheltered environment. The garden also incorporates a glazed garden room/conservatory and offers a pleasant outlook across the surrounding greenery.

## GARDEN

The rear garden is enclosed and primarily laid to lawn, with paved pathways providing access throughout. A range of mature trees, shrubs and established planting create a private setting, while dedicated growing areas, raised beds and a greenhouse offer excellent potential for gardening enthusiasts. The garden also benefits from a timber shed, external drying area and a variety of seating spaces positioned to enjoy the surroundings. A paved patio adjoining the property provides direct access to the conservatory.

## ON STREET

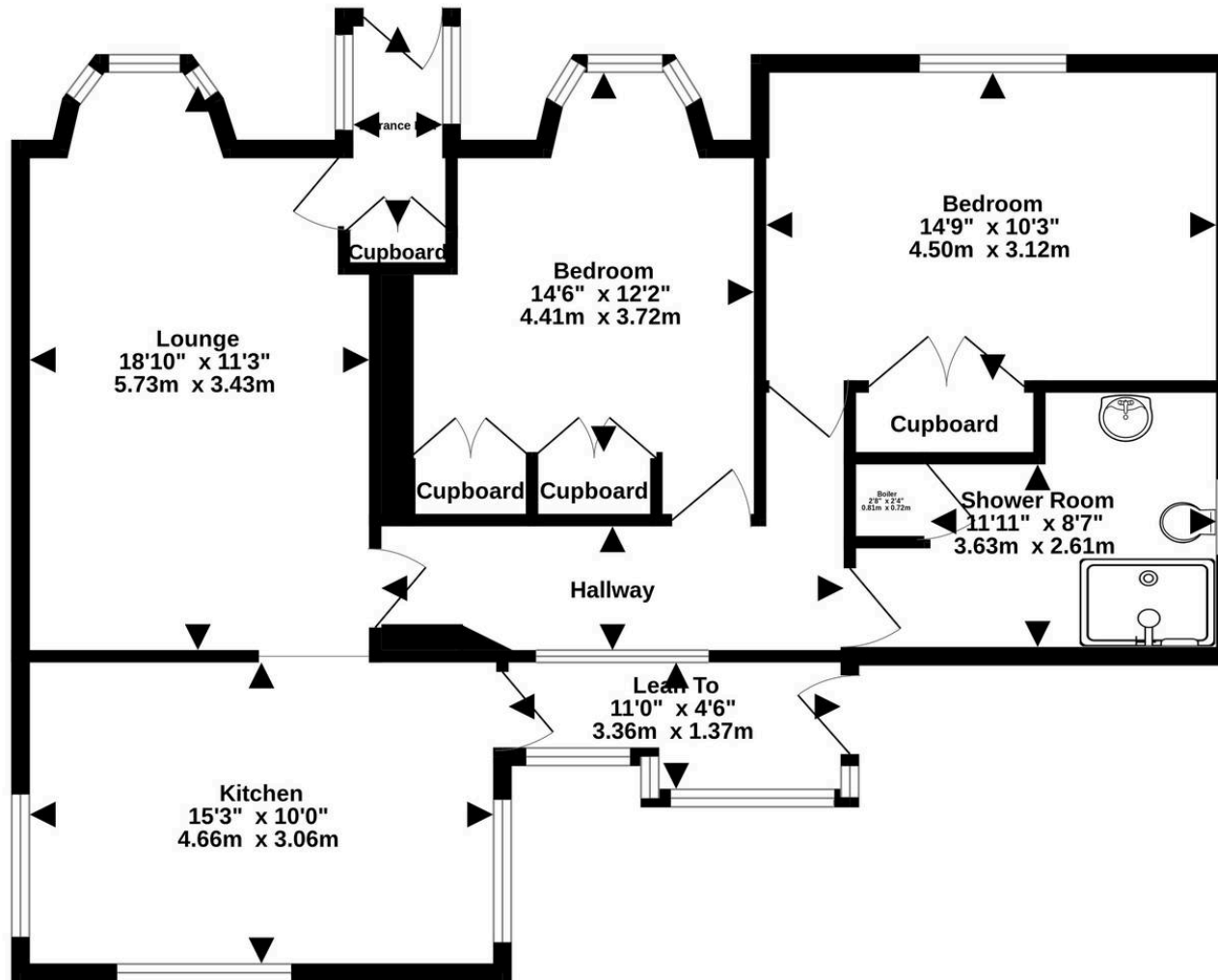
1 Parking Space







Ground Floor  
878 sq.ft. (81.6 sq.m.) approx.



## NOTES

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

**COUNCIL TAX** Band C **EPC RATING:** D(58)

## SERVICES

Mains water and electricity. Drainage to a septic tank. Air source central heating.

## 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.

