



Tighnacree Creebridge, Newton Stewart

Newton Stewart

Guide Price **£210,000**



Tighnacree Creebridge

Newton Stewart, Newton Stewart

The surrounding area is one of natural beauty with easy access to superb and scenic forest walks, fishing, and excellent golf courses. Other places of interest close by include Scotland's book town of Wigtown (7 miles), historical sites at Whithorn (18 miles) and the town of Stranraer (25 miles) where there is a further range of excellent amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Walk in condition
- Front conservatory
- Integral double garage
- Off road parking
- Full UPVC Double glazing
- Gas fired central heating
- Ideal holiday let investment



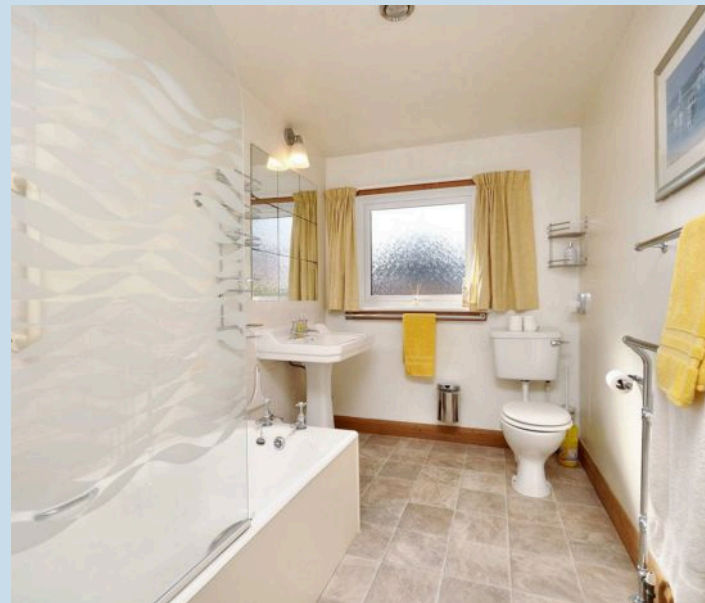




Tighnacree Creebridge

Newton Stewart, Newton Stewart

A detached bungalow within a quiet residential area located on the banks of the River Cree, yet only a short walk from the centre of the ever-popular market town of Newton Stewart. In good condition throughout, this property offers spacious accommodation over one level. Benefiting from a conservatory to the front leading into a spacious lounge with electric stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Having been maintained to a high standard, this property would be ideally suited as a full time family home or has the potential to be used a 2nd/ holiday home investment.

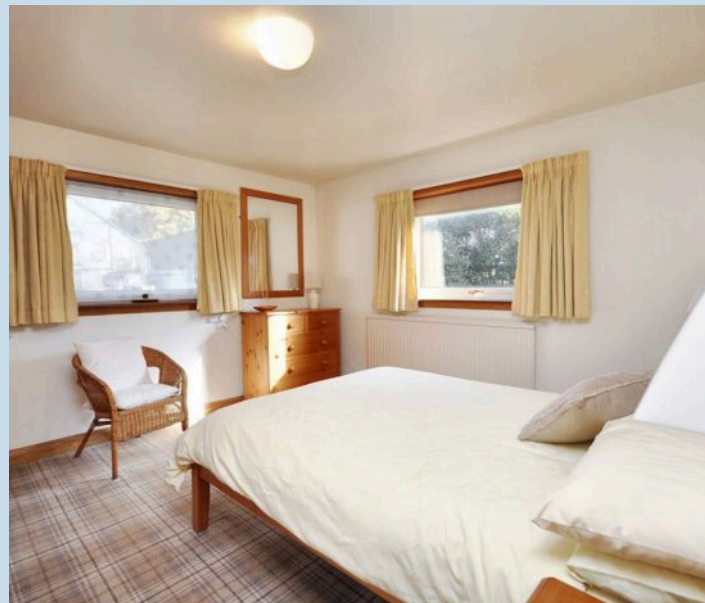




Tighnacree Creebridge

Newton Stewart, Newton Stewart

With a pleasant outlook and easily maintained garden ground and all amenities within easy reach such as shops, pubs, cafes/ restaurants, cinema, only a short walk distant. Viewing this property is to be thoroughly recommended. Occupying a pleasant location within the town of Newton Stewart, this is a charming, traditional detached bungalow which provides spacious accommodation over one level. From the front of the property there is a stunning outlook over the River Cree and beyond. The property, which is in good condition throughout, currently benefits from a conservatory to the front leading into a spacious lounge with multi-fuel stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Fully double glazed with gas fired central heating and of traditional construction under a tile roof, this property has been maintained to a high standard. Within walking distance of the town centre, this would be an ideal family home and also has the potential to be used as a 2nd/ holiday home investment. There is an area of easily maintained garden ground which has been fully landscaped also giving access to a large integral garage and off road parking.



Conservatory

Spacious conservatory located to the front of the property with single glazing, mains power and outlook over the river. Gives access into lounge.

Lounge

Generous sized lounge to front of property housing a multi-fuel burning stove, central heating radiator, large, double-glazed window, and TV point. Also allows access to main hallway and front conservatory.

Hallway

Large open hallway giving access to all rooms as well as built in storage, central heating radiator and rear access to property. There is also access to integrated double garage as well as the fuse box. Ramp access to garage, and electric garage door gaining access to the outside, suitable for disabled access.

Kitchen

Bright and spacious dining kitchen with linoleum flooring and tiled wall. Double glazed window with integrated appliances to include dish washer, fridge and stand alone cooker. Central heating radiator and built in pantry.

Bathroom

Generous sized bathroom with mains shower over bath, WHB, toilet and central heating radiator with heated towel rack. Double glazed window with linoleum flooring and tiled wall.

Bedroom 1

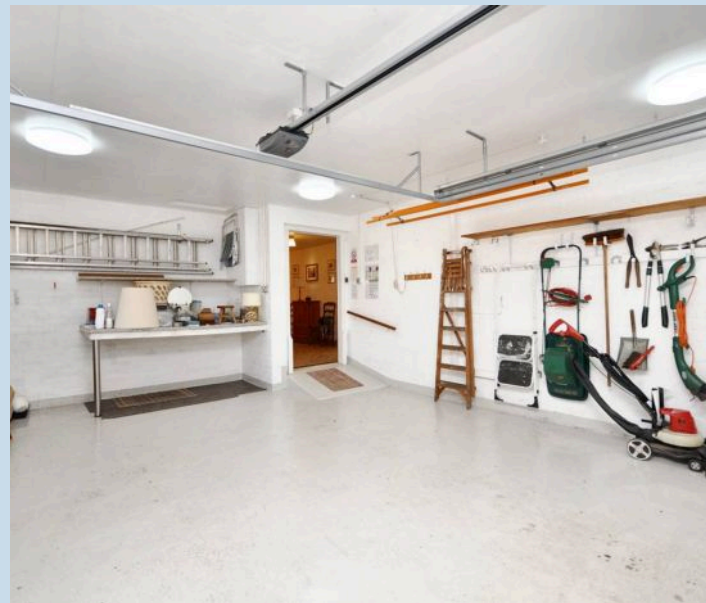
Double bedroom to the rear of the property with 2 x double glazed windows, built in storage and central heating radiator.

Bedroom 2

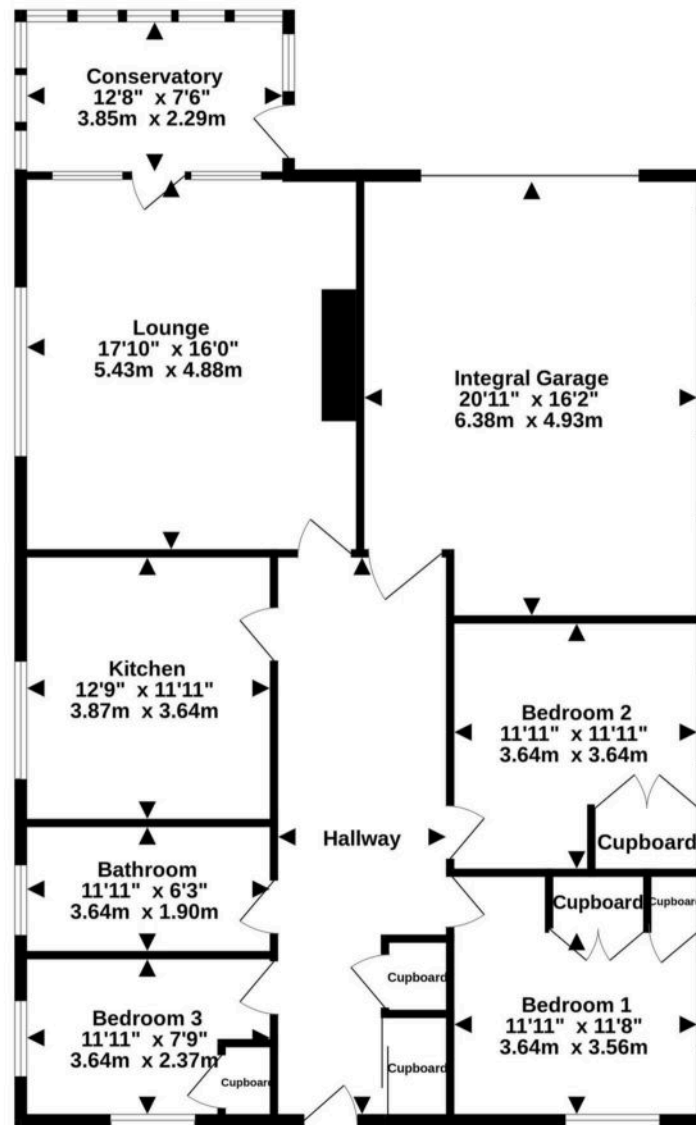
Double bedroom towards front of the property with double glazed window, central heating radiator and built in storage.

Bedroom 3

Compact double bedroom towards the rear of the property with 2 x double glazed windows, central heating radiator and built in storage.



Ground Floor
1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Galloway & Ayrshire Properties

Galloway & Ayrshire Properties, 28 Victoria Street – DG8 6BT

01671 402104

galloway@gapinthemarket.com

www.gapinthemarket.com

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.