



‘Minniston’, The Hollow

Creetown, DG8 7HZ

Semi detached, 2-
bedroom property with
generous off-road parking
in a tranquil setting.

Offers Around: £95,000 are invited

‘Minniston’, The Hollow, Creetown, DG8 7HZ



Key Features:

- . Spacious family home
- . Generous off-road parking
- . Gas fired central heating
- . Close to local amenities
- . Full UPVC Double glazing
- . Easily maintained garden
- . Ideal first-time purchase
- . Prime location
- . Two double bedrooms



galloway & ayrshire properties



Property description

An opportunity arises to purchase a substantial semi - detached property within a convenient location in the picturesque town of Creetown. Within easy reach of all local amenities, this property has been well maintained and provides spacious accommodation over two levels. The property benefits from being sitting on a generous plot to allow for a spacious garden and off-road parking as well as having the local park within a short walking distance of the property. The property comprises of an open plan spacious lounge to the front and dining area to the rear with generous built in storage. With full UPVC double glazing and gas fired central heating, this property would make an ideal first-time purchase, and viewing is to be thoroughly recommended.

With the property being of traditional construction under a tile roof, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with side and rear access. There is an outlook to the front over other residences as well as woodland and local park providing a tranquil setting. 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).





Accommodation

Hallway

Front entrance through UPVC door into porch providing access into hallway and access to electricity meter. Spacious hallway providing access to ground level accommodation with central heating radiator, stairs providing upper-level access and under stairs storage.

Lounge

Open plan lounge and dining area with lounge towards front of property with large double-glazed window, feature gas fire, TV point, built in storage, central heating radiator and BT phone socket.

Dining area

Open plan from lounge towards rear of property with large double glaze window providing rear outlook, built in storage and central heating radiator.

Kitchen

Kitchen towards rear of property with floor and wall mounted units, UPVC door providing rear access, double glazed window, stainless steel sink, integrated electric oven and ceramic hob with built-in extractor, plumbing for washing machine, space for dishwasher and central heating radiator.

Landing

Open landing providing access to upper-level accommodation with central heating radiator & Velox window.

Bedroom 1

Double bedroom towards front of property with double glaze window providing front outlook and central heating radiator.

Bedroom 2

Double bedroom towards rear of property with large double glaze window providing rear outlook, central heating radiator and TV point.

Bathroom

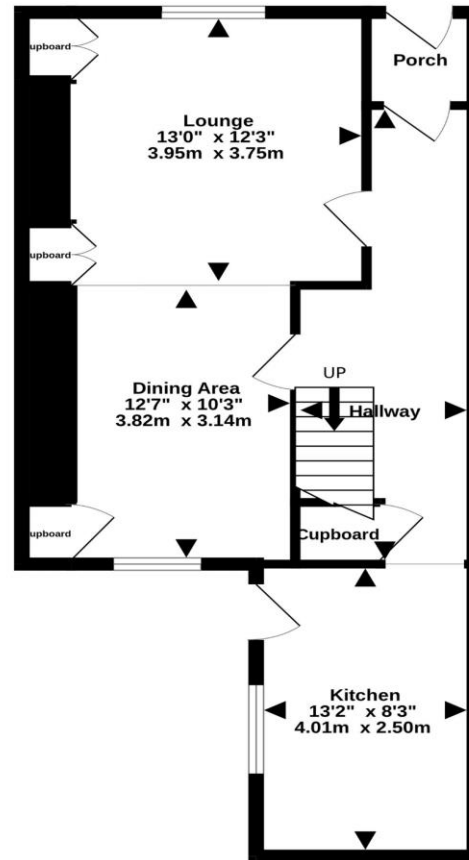
Spacious bathroom with separate toilet, wash hand basin, built in bath with overhead shower, double glazed window, central heating radiator and built-in extractor fan.

Garden

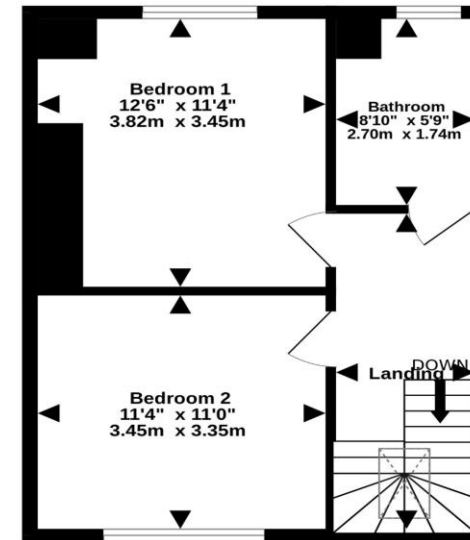
Sat on a generous plot comprising of large gravel area surrounding property with wall boundary providing generous of road parking.



Ground Floor
504 sq.ft. (46.8 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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. **Pre-sale 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.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band C

EPC RATING

SERVICES

Mains electricity, water & drainage. Gas fired 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.

