



***4 Harbour Street
and Old Bakery Cottage,
Creetown,
DG8 7JJ***

EPC = D

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- **Spacious 4 bedroom semi-detached family property situated in the popular Ferry Town of Creetown with separate two bedroom cottage**
- **Both properties have been recently renovated to a high standard benefiting from double glazing, gas fired central heating and electric heating**
- **Former stables to the rear of the garden which has also been recently converted to a bar area “Harbour Inn”**
- **Easily maintained garden with pedestrian access from Norris Street**
- **Offers in the region of £250,000**
- **PRICE REDUCED**



4 HARBOUR STREET AND OLD BAKERY COTTAGE, CREETOWN

Deceptively spacious 4 bedroom semi-detached family property with accommodation over two floors, situated in the popular Ferry Town of Creetown, some 7 miles from the market town of Newton Stewart. The property has been recently renovated with new roof, kitchen, bathroom and benefits from double glazing and gas-fired central heating. There is also a separate 2-bedroom cottage, "Old Bakery" with separate access and access from property, which has also been recently renovated, and provides spacious accommodation over two floors. This could potentially be used as an Air B&B. There is an easily maintained garden with feature bar, "Harbour Inn", which was converted from the old stables.

4 Harbour Street - Accommodation comprises:- Ground Floor – Hall. Lounge. Dining Room. Kitchen/Dining Area. Rear Hall (with access to the cottage). Bedroom. Bathroom. First Floor – 3 Bedrooms.

"Old Bakery Cottage" Accommodation comprises:- Ground Floor – Open plan Lounge/Dining area and Kitchen. Cloakroom. First Floor – 2 Bedrooms. Shower Room.

4 HARBOUR STREET

GROUND FLOOR ACCOMMODATION

Hall

4.04m x 1.90m

UPVC glazed entrance door. Built-in wall mounted cupboard housing electric meters. Stairs giving access to first floor accommodation. Radiator.

Lounge

4.26m x 3.05m

North facing windows. Feature wall mounted electric fire with oak beam over. Radiator.

Dining Room

4.30m x 3.90m

North facing window. Feature wall mounted modern gas fire. Radiator.



Kitchen/Dining Area

6.80m x 2.85m

South facing window and three velux windows. Fitted with a range of floor and wall units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl stainless steel sink with black glass surround and drainer. Integrated appliances include electric hob with electric oven below, dish washer and washing machine. Patio doors with glazed side panels giving access to garden and bar area. Radiator.



Rear Hall **2.90m x 1.10m**

Access to cottage.

Bedroom 3 **3.08m x 2.80m**

Radiator.

Bathroom **3.00m x 2.25m**

Fully wet wall panelled and fitted with a white suite comprising WC, wash-hand basin and freestanding bath. Heated ladder style towel rail. Understairs storage cupboard. Tiled flooring.



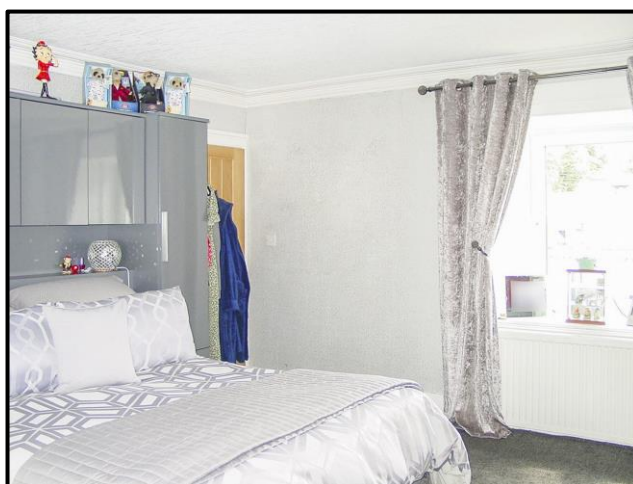
FIRST FLOOR ACCOMMODATION

Landing **3.90m x 1.00m**

South facing window. Door giving access to stairs leading to floored attic with two skylights.

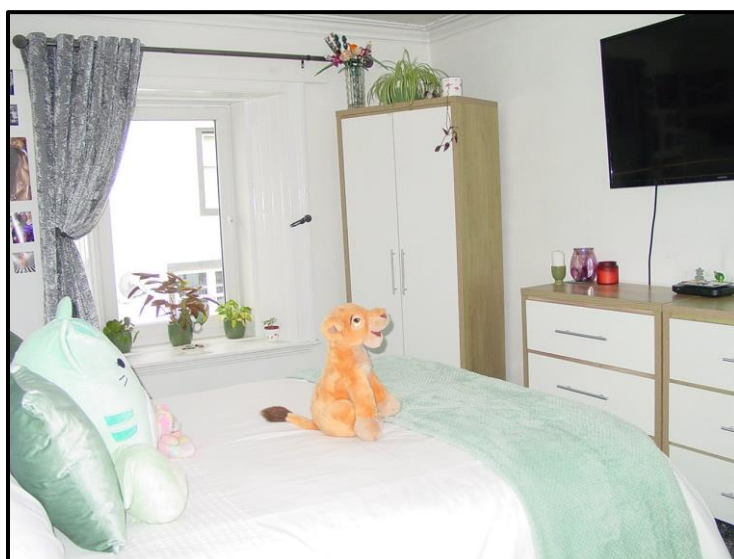
Bedroom 1 **4.23m x 4.00m**

North and south facing windows. Bridging unit providing ample storage. Ornamental wooden fire surround. Radiator.



Bedroom 2 **4.30m x 3.12m**

North and south facing windows. Radiator.



Bedroom 4 **3.18m x 2.75m**

North facing window. Built-in cupboard housing gas-combi boiler.

OLD BAKERY COTTAGE

Recently renovated 2 bedroom former bakery with accommodation over two floors. Separate access from Norris Street, there is also access from the main property. The property has potential for use as an Air B&B.

Lounge/Diner

9.08m x 4.42m

Bright and airy room with three east facing windows and patio doors with glazed side panels giving access to garden. Open plan with dining area and kitchen. Feature wall mounted original cast iron baker's oven door. Two radiators.

Kitchen

2.80m x 2.45m

East facing window. Fitted with a range of modern wall and floor units, ample worksurfaces and inset circular stainless-steel sink. Integrated appliances include two ring electric hob with electric oven below and chimney style extractor fan above. Understairs storage cupboard.



Cloakroom

1.64m x 0.76m

Fully wet wall panelled and fitted with a white suite comprising WC and wash-hand basin. Radiator.

FIRST FLOOR ACCOMMODATION

Landing

5.90m x 2.00m

Two velux windows. Hatch to attic. Over stairs storage cupboard.

Bedroom 1

4.29m x 4.00m

Two velux windows. Built-in storage cupboards and eaves storage cupboard. Radiator.

Bedroom 2

4.50m x 2.50m

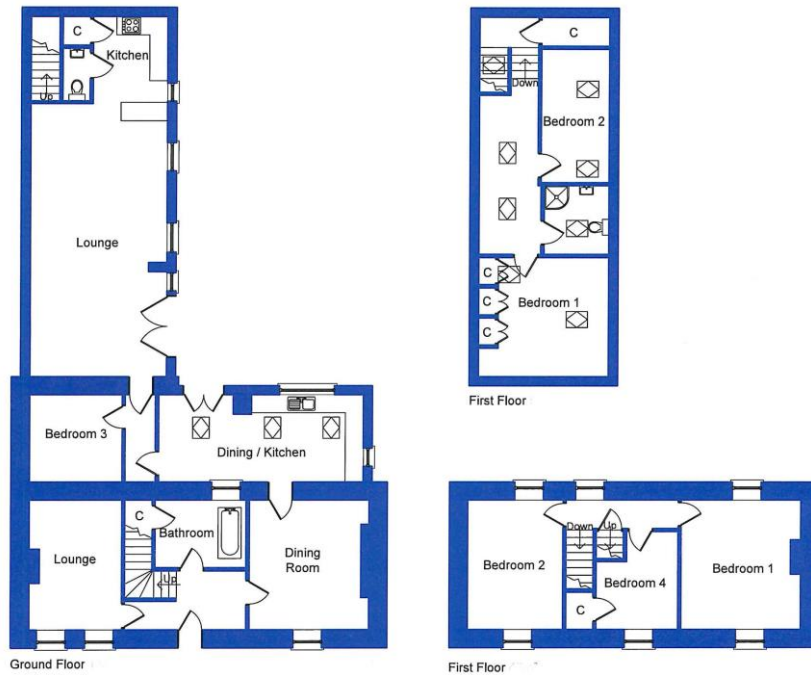
Two velux windows. Radiator.



Shower Room

2.35m x 2.15m

Fully wet wall panelled and fitted with a white suite comprising WC, wash-hand basin and corner shower cubicle with mains shower. Radiator.



Sketch plan for illustrative purposes only

Garden

The garden area is hard landscaped with gravelled area and decking area with gazebo. Pedestrian access from Norris Street.



OUTBUILDING

Feature brick-built building with timber cladding and box profile roof, "Harbour Inn", (6.73m x 2.57m) has been tastefully decorated and provides a great entertaining space.

Garden Shed



SERVICES

Mains supplies of water, electricity, and gas. The property is connected to the mains drainage. Gas fired central heating. EPC= D

COUNCIL TAX

This property is in Band D.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £250,000 are anticipated and should be made to the Selling Agents. It is understood that some items of furniture may be taken over by separate negotiation.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.