



**29 St John Street,
Creetown
DG8 7JB**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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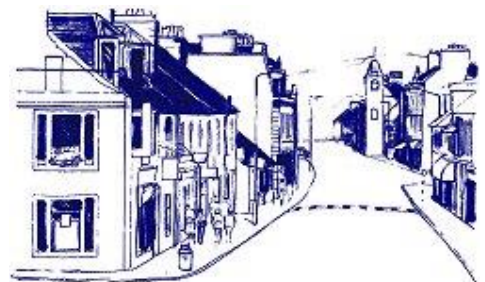
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and as HUNTER & MURRAY

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- **Spacious ground floor maisonette ideally situated close to the centre of the village**
- **2 Bedrooms**
- **Double glazing and gas central heating**
- **Courtyard to the rear of the property**
- **Offers in the region of £95,000**



29 ST JOHN STREET, CREETOWN

Spacious mid-terraced ground floor maisonette situated in the popular village of Creetown. The property benefits from double glazing and gas central heating. There is a courtyard area to the rear of the property. Accommodation comprises:- Entrance Porch. Lounge. Dining Room. Kitchen. Inner Hall. 2 Bedrooms. Shower Room. Rear Porch.

Creetown "Ferry Toon" is some 7 miles from the market town of Newton Stewart and is home to the Country Ceilidh Festival, attracting many visitors to the area every April. The Gem Rock Museum is a fabulous day out for all the family, with a huge collection of gems, gifts and tearoom. Creetown has convenience store, butchers and Primary School.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.13m x 1.00m

Hard wood external door giving access to property. Glazed door to lounge. Wall mounted electric meters.

Lounge

6.00m x 4.04m

West facing window. Feature Fyfe stone fireplace with inset coal effect gas fire and television shelf. Built-in cupboard housing gas meter. Glazed door leading to dining room. Radiator.



Dining Room

4.95m x 3.18m

Velux window and south facing window. Built-in shelved alcove. Radiator.



Kitchen**3.82m x 3.00m**

North facing window and fitted with a range of floor units, ample work surfaces and inset stainless steel drainer sink. Feature tiled wall with original Moses McCulloch & Co. Bakers oven with original paddles. Space and plumbing for washing machine and dishwasher. Space for slot in cooker. Wall mounted gas combi-boiler. Glazed door to hall.

**Inner Hall**

L-shaped hall with feature tiled wall with built-in original Bakers oven. Shelved alcove. Glazed door to rear porch. Radiator.

Bedroom 1**3.36m x 3.00m**

East and south facing windows. Radiator.

Bedroom 2**3.80m x 3.00m**

East facing window. Built-in shelved and hanging cupboard and built-in shelved cupboard. Radiator.

**Shower Room****2.27m x 2.00m**

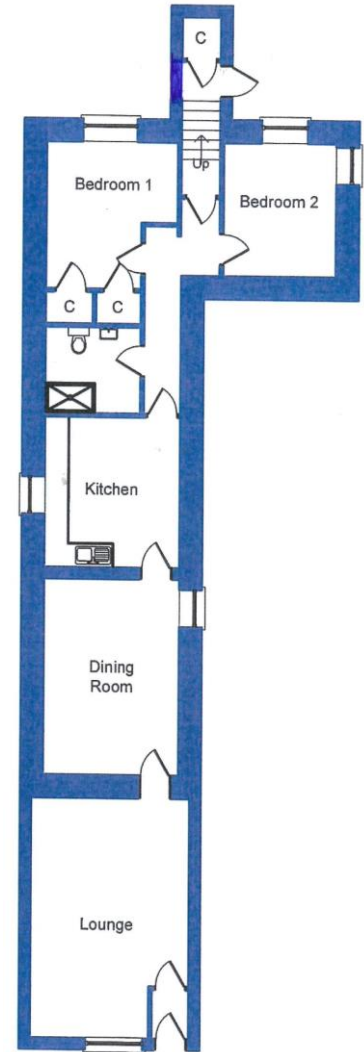
Partial wet wall panelling and fitted with a white suite comprising of WC, wash hand basin and shower cubicle with electric shower. Extractor fan.

Rear Porch**3.36m x 0.96m**

Stairs leading to storage cupboard. UPVC glazed door to paved courtyard and drying area.

Garden

Paved courtyard with drying area.



Sketch plan for illustrative purposes only

SERVICES

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

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £95,000 are anticipated and should be made to the Selling Agents.

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.