



**14 Silver Street,
Creetown,
DG8 7HU**

EPC = C

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Solicitors & Estate Agents

PROPERTY OFFICE

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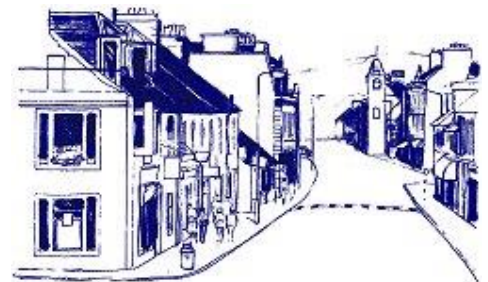
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- **Spacious mid-terraced property situated in popular residential area**
- **2 Bedrooms and Box Room**
- **The property benefits from double glazing and gas-fired central heating**
- **Easily maintained garden**
- **Offers in the region of £85,000**



14 SILVER STREET, CREETOWN

Spacious two bedroom mid-terraced property situated in popular residential area, close to all local amenities. The property benefits from double glazing and gas-fired central heating. There is an easily maintained garden with pedestrian access to the rear. Accommodation comprises:- Ground Floor:- Hall. Lounge. Kitchen. Dining Area. First Floor: - 2 Bedrooms. Boxroom. Shower Room.

The village of Creetown sits close to the A75 Euro Route, which allows quick access to be taken to other nearby towns, such as Gatehouse of Fleet (approximately 12 miles), and Newton Stewart (approximately 6 miles), where there is a wider range of facilities available.

GROUND FLOOR ACCOMMODATION

Hall **2.20m x 1.95m**

UPVC glazed entrance door and glazed side panel. Stairs to first floor accommodation. Radiator.

Lounge **4.43m x 4.34m**

Bright and airy family room with east facing window. Gas fire. Two radiators.



Kitchen **3.80m x 2.37m**

West facing window. Fitted with a good range of wall and floor units, ample worksurfaces, with upstands to match and inset stainless steel drainer sink. Integrated appliances include electric hob with built under electric oven. Walk-in understairs cupboard housing electric meter. Extractor fan. Radiator. (It is understood that all white goods are to be included in the sale).

Dining Area **2.00m x 1.70m**

Glazed French doors giving access to garden. Space for dining table and chairs.



FIRST FLOOR ACCOMMODATION

Landing

Hatch to attic.

Bedroom 1

3.67m x 3.09m

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

Bedroom 2

3.70m x 3.15m

West facing window. Built-in shelved cupboard, housing gas combi-boiler. Radiator.



Box Room

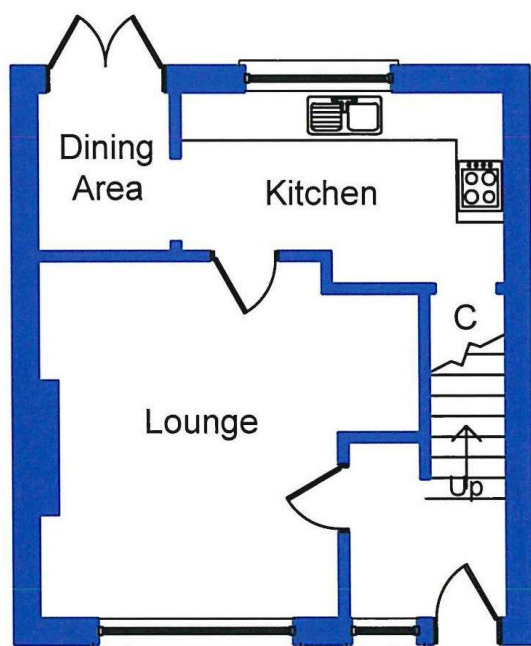
2.08m x 1.15m

West facing window.

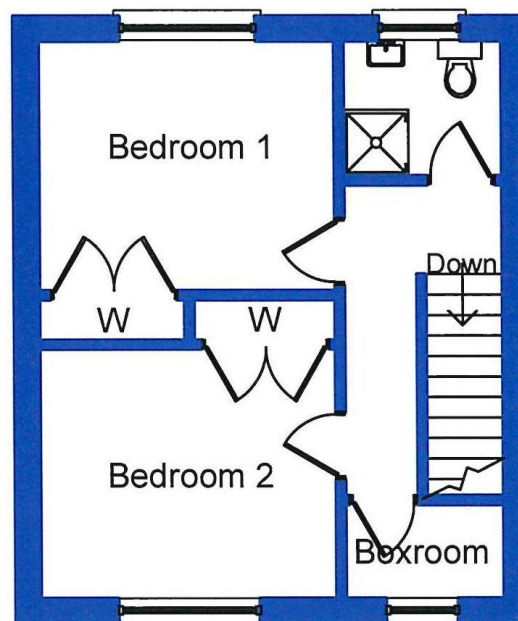
Shower Room

2.05m x 1.67m

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



Ground Floor 35m²



First Floor 39m²

Sketch plan for illustrative purposes only

Garden

The garden is mainly laid to gravel for ease of maintenance with flowering borders.

OUTBUILDING

Two garden sheds.



SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £85,000 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.