



**33 St John Street,
Creetown,
Newton Stewart,
DG8 7JB**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

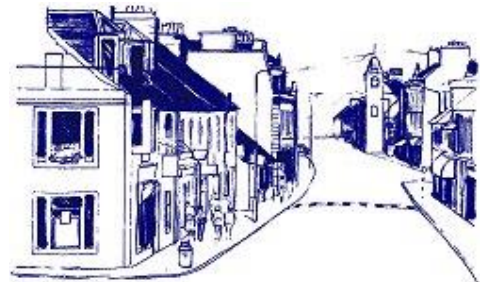
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- **Deceptively spacious mid-terraced property situated close to all local amenities**
- **3 Bedrooms and 2 Public Rooms**
- **The property benefits from double glazing and partial electric heating**
- **Enclosed garden to the rear of the property**
- **Offers in the region of £160,000**



33 ST JOHN STREET, CREETOWN

Spacious three bedroom property situated in the heart of Creetown, close to all local amenities. The property requires some modernisation and benefits from double glazing and partial electric heating. There is an easily maintained enclosed garden to the rear of the property.

Accommodation comprises:- Ground Floor – Entrance Porch. Hall. Lounge. Sitting Room. Kitchen/Dining Area. Bathroom. First Floor – 3 Bedrooms. Shower Room.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.10m x 1.07m

Composite entrance door. Original mosaic tiled flooring. Wall mounted cupboard housing electric meters. Hard wood glazed door giving access to hall.

Hall

6.90m x 1.20m

Understairs storage cupboard. Wooden flooring. Stairs to first floor accommodation. Electric storage heater.

Lounge

7.00m x 3.00m

West facing window. Feature inset wood burning stove with oak beam. Shelves alcove. Two electric storage heaters.



Sitting Room

3.46m x 2.90m

West facing window. Tiled fire surround with inset electric fire. Two shelved alcoves.

Kitchen/Dining Area

5.70m x 3.60m

East rear facing windows overlooking the garden. Fitted with a range of floor units, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine and dishwasher. Space for slot in cooker with extractor fan above. Electric night storage heater.



Shower Room

3.27m x 1.76m

Partially tiled and fitted with a coloured suite comprising WC, wash-hand basin, bath and shower cubicle with mains shower. Electric night storage heater.

FIRST FLOOR ACCOMMODATION

Landing

Velux window. Two built-in shelved storage cupboards. Hatch to attic. Electric night storage heater.

Bedroom 1

4.62m x 3.36m

West facing sash and case window.



Bedroom 2

3.55m x 2.39m

East facing sash and case window. Built-in storage unit comprising shelved area and shelved and hanging area. Built-in cupboard housing water tank.

Bedroom 3

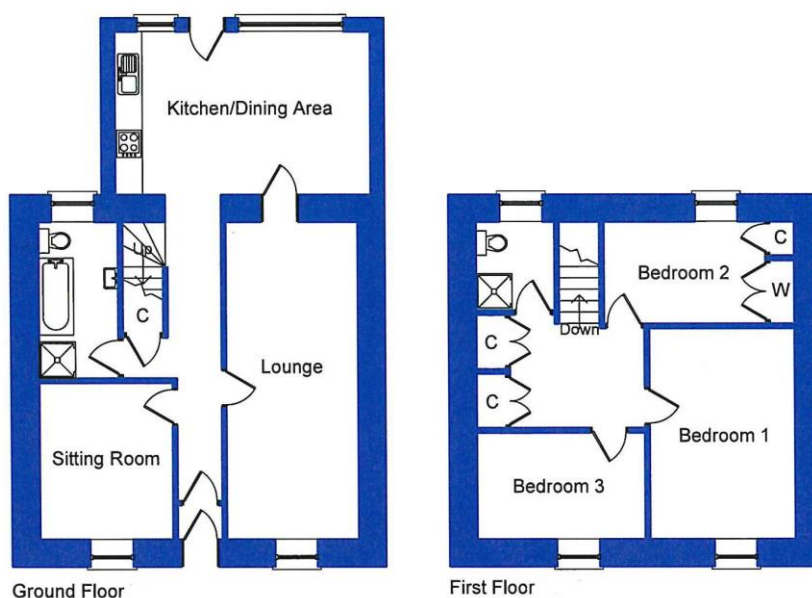
3.70m x 2.33m

West facing sash and case window.

Shower Room

2.00m x 1.87m

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Electric night storage heater.



Sketch plan for illustrative purposes only

Garden

To the rear of the property there is a patio area with access from the kitchen. The remainder of the garden is enclosed and mainly laid to lawn with flowering borders for ease of maintenance. Neighbouring property has pedestrian right of access over a small area of the garden.

OUTBUILDINGS

Potting Shed.

Greenhouse.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Partial electric night storage heating. EPC = E.

COUNCIL TAX

This property is in Band D.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £160,000 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.