

# 15 Grimshawe Terrace

Creetown, DG8 7BY

Semi detached, 2-  
bedroom property with off  
road parking and  
conservatory to the rear.

Offers Over: £ are invited

15 Grimshawe Terrace, Creetown, DG8 7BY



Key Features:

- . Spacious family home
- . Detached garage
- . Gas fired central heating
- . Conservatory with rear outlook
- . Full UPVC Double glazing
- . Enclosed garden
- . Ideal first-time purchase
- . Convenient location
- . Feature multi fuel burning stove





## Property description

An opportunity arises to purchase a substantial semi-detached property with separate garage enjoying 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 extended to the rear to allow for a spacious dining kitchen as well as separate conservatory to the rear providing an outlook over the Galloway Hills & beyond. A spacious lounge to the front with multi fuel burning stove as well as a downstairs WC towards the rear entrance. 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 as well as having an extension to the rear, 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 of varying design with the outlook to the rear being over garden ground and Galloway hills beyond. The detached garage also benefits from having mains power, and ideal space for storage which can be used for a range of options. 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 via UPVC door with access to stairs leading up to upper-level accommodation as well as entrance into lounge. Electric meter box & central heating radiator.

### Lounge

Spacious lounge towards the front of the property with vestibule double glazed windows providing front outlook, multi fuel burning stove, central heating radiator, TV point and BT phone socket as well as under stair storage. Entrance leading into dining kitchen.

### Kitchen

Dining kitchen towards the rear of the property with floor and wall mounted units, stainless steel sink and separate fridge freezer. Integrated cooker and oven as well as under counter washing machine, access to rear porch & WC as well as access to rear garden. Also access to rear conservatory, double glazed window providing a rear outlook as well as access to under stairs storage and central heating radiator.

### Conservatory

Extension to the rear comprising of a conservatory providing an outlook over the rear garden, Galloway hills & beyond. Sliding doors providing access to patio, fully double glazed, mains power and central heating radiator.

### Porch

Rear porch providing access to rear garden with built in storage, separate WC and double-glazed window.

### WC

Separate WC comprising of toilet, WHB & 2 x double glazed windows.

### Bedroom 1

Spacious double bedroom towards the front of the property, central heating radiator, double glazed window providing outlook over A75 & beyond.

### Bedroom 2

Double bedroom towards rear of property with double glazed window providing outlook over rear garden & beyond, central heating radiator.

### Bathroom

Generous sized bathroom comprising of toilet, WHB, electric shower over bath, central heating radiator, splash panel boarding, double glazed window, built in storage and extractor.

### Garage

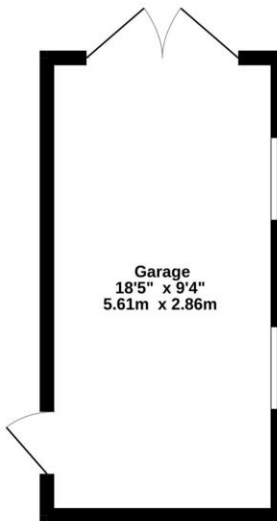
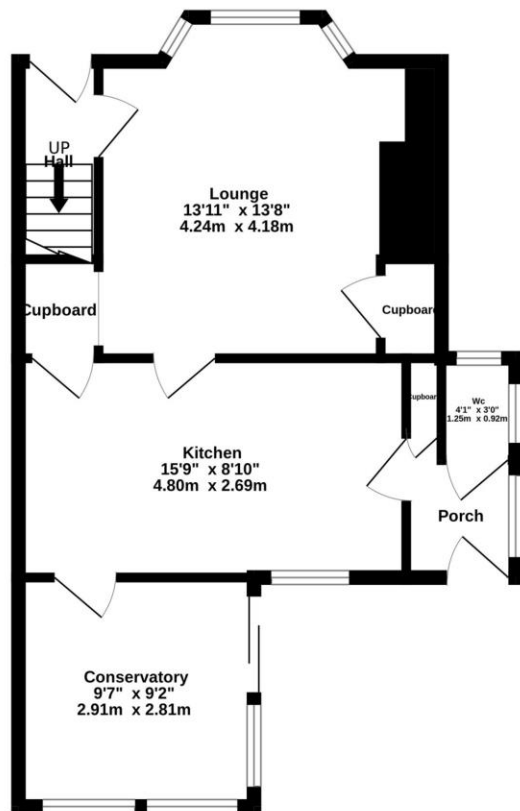
Detached garage with concrete flooring, concrete panel walls, double wooden doors & two single glazed panel windows as well as rear wooden door providing rear garden access. Mains power.

### Garden

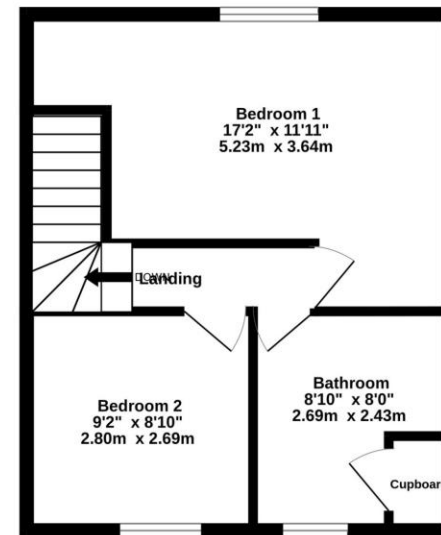
Spacious tiered rear garden comprising of gravel borders, concrete pathway and patio area, steps leading to conservatory, fenced bordering as well as rear pedestrian access.



Ground Floor  
641 sq.ft. (59.5 sq.m.) approx.



1st Floor  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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 B

### EPC RATING

D(64)

### 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.

