



**8 St John Street,
Creetown,
DG8 7JF**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

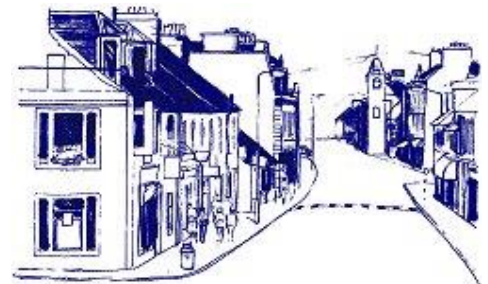
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- **Mid-terraced property situated close to all local amenities**
- **4 Bedrooms, Former Shop and Cafe**
- **The property requires some modernisation and benefits from partial double glazing and gas-fired central heating**
- **Easily maintained garden**
- **Offers in the region of £145,000**



8 ST JOHN STREET, CREETOWN

Mid-terraced family property with accommodation over three floors and former shop and café. The property requires some modernisation but benefits from partial double glazing and gas-fired central heating. There is an easily maintained garden to the rear of the property.

Accommodation comprises:- Ground Floor – Entrance Porch. Hall. Shop. Kitchen/Dining Area. Games Room. Store Room. Utility Room. First Floor – Lounge. 2 Bedrooms. Shower Room. Second Floor – 2 Bedrooms.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.74m x 1.03m

Hardwood glazed door. Built-in cupboard housing electric meter. Glazed door giving access to hall.

Hall

Stairs to first floor accommodation.

Shop

5.70m x 3.60m

East facing sash and case window. Shelved alcove. Built-in storage cupboard.



Kitchen/Dining Area

6.03m x 2.65m

East facing sash and case window. Wooden fire surround with tiled slips and inset coal effect gas fire. Fitted with a range of floor units, ample worktops, inset double stainless-steel sink and ceramic sink. Space for slot in cooker. Built-in shelved storage cupboard. Glazed door giving access to games room.



Games Room **7.34m x 5.70m**

Two sky lights and south facing window. Stove. Two built-in storage cupboards. Access to cellar.



Store Room **4.50m x 3.06m**

West facing window. Hardwood door giving access to garden. Polycarbonate roof.

Utility Room **4.39m x 3.03m**

Double vintage stainless steel sinks. Space and plumbing for washing-machine. Built-in storage cupboard.

FIRST FLOOR ACCOMMODATION

Landing

North facing window. Split level staircase giving access to 2nd floor accommodation. Built-in storage cupboard (2.38m x 1.48m). Built-in storage cupboard housing gas combi boiler. Radiator.

Lounge **6.00m x 3.77m**

East and west facing windows. Wooden fire surround with tiles slips and inset electric fire. Radiator.

Bedroom 1 **3.85m x 3.13m**

East facing sash and case window. Radiator.

Bedroom 2 **3.00m x 2.85m**

West facing sash and case window. Radiator.



Shower Room **2.93m x 2.73m**

Partially tiled and partial wet wall panelling and fitted with a white suite comprising WC, wash hand basin and walk-in shower cubicle with electric shower. Extractor fan. Radiator.

SECOND FLOOR ACCOMMODATION

Landing

West facing UPVC window with views over the Cree Estuary. Built-in storage cupboard (1.60m x 1.50m).

Bedroom 3 **3.57m x 2.90m**

Velux window. Coombed ceiling. Radiator.

Bedroom 4 **3.57m x 3.02m**

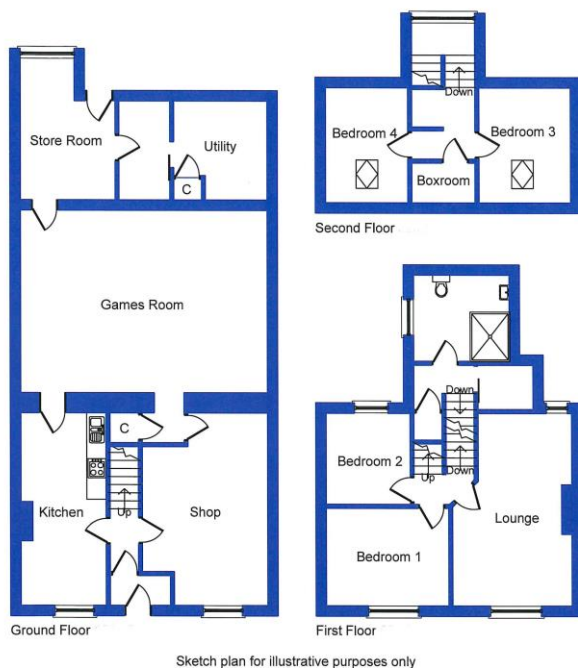
Velux window. Coombed ceiling.

Garden

The garden is mainly laid to lawn with patio area.

OUTBUILDING

Greenhouse



SERVICES

Mains supplies of water and 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 arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £145,000 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.