



**Little Lennies,
Creetown,
DG8 7EW**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

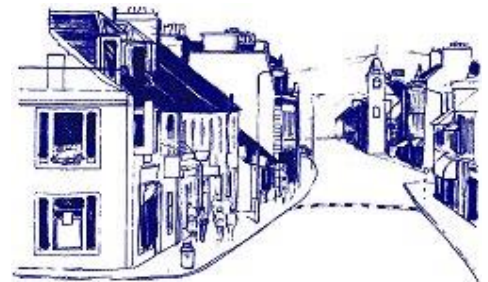
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and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Stone Built detached cottage with uninterrupted views over open farmland and the Cree Estuary**
- **2 bedrooms**
- **The property has been maintained to a high standard, benefiting from double glazing throughout and electric storage heating**
- **Large easily maintained enclosed garden surrounding the property with off road parking**
- **Offers over £190,000**



LITTLE LENNIES, CREETOWN

Well presented two-bedroom detached cottage, in a rural setting approximately one mile from Creetown. The south facing cottage enjoys an elevated position with unrestricted views over surrounding farmland and onto the Cree Estuary. A farm track leads from the public road, and the cottage lies at the end of the track at approximately 300 metres. The property has been maintained to a high standard and is in walk-in condition throughout. There is an easily maintained garden surrounding the property with off road parking. There is a landline to the property with good internet connections.

Accommodation comprises:- Conservatory. Inner Hall. Lounge. Kitchen. Hall. Bathroom. 2 Bedrooms.

ACCOMMODATION

Conservatory

3.00m x 2.00m

Bright and airy conservatory with unrestricted views overlooking the garden and over surrounding farmland, white UPVC French doors giving access to the front garden. Glass roof. Tiled flooring.

Inner Hall

1.65m x 1.40m

Tiled floor and access to lounge and bedroom two.

Lounge

5.20m x 4.50m

Spacious family room with windows to the north and south of the property, both with unrestricted views overlooking the garden and onto open farmland. Feature black slate surround with inset multi fuel Hunter Herold Stove. Partially wooden and tiled flooring. Two radiators.



Kitchen

3.65m x 3.46m

South facing window. Fitted with a good range of wall and floor units, ample worktops and inset 1½ stainless steel sink. Integrated appliances include induction hob, eye level double oven. Dishwasher will be left. Space and plumbing for washing machine. Built in pantry.



Hall**4.14m x 1.25m**

Tiled flooring. Access to the attic with loft ladder. North facing window. Storage Heater.

Bathroom**5.00m x 2.80m**

Partially tiled to dado rail height and fitted with a white suite comprising a W/C, wash hand basin and tiled shower cubicle with shower. Tiled floors.

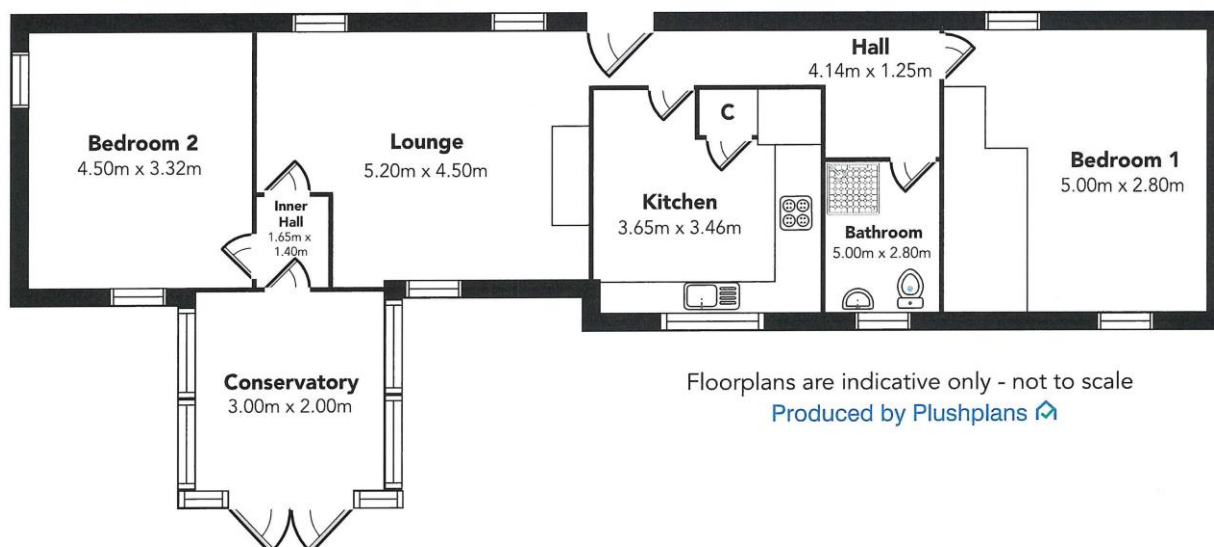
**Bedroom 1****5.00m x 2.80m**

North and south facing windows. Storage Heater.

**Bedroom 2****4.50m x 3.32m**

South and west facing windows. Storage Heater.





GARDEN

The garden, which is mostly in grass for ease of maintenance, is enclosed by a dry-stone dyke with a gate to a gravel parking area. There are stunning views from the cottage onto the Cree Estuary and Cairnsmore of Fleet.

SERVICES

Mains supply of water and electricity, septic tank located in the field to the right of the property. Electric storage heating.
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COUNCIL TAX

The property is in Band A

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £190,000 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.