



# 12 The Hollow

Creetown, DG8 7HZ

Ex-local authority 1 –  
bedroom, spacious end of  
terrace bungalow,

Offers Over: £70,000 are invited

12 The Hollow, Creetown, Newton Stewart, DG8 7HZ



### Key Features:

- . Ideal retirement home
- . Sought after location
- . Ideal first-time purchase
- . Gas fired central heating
- . Full uPVC double glazing
- . Enclosed garden ground
- . Ground floor bathroom
- . Potential buy-to-let investment





## Property description

Located within the heart of Creetown, arises an opportunity to acquire a spacious end terrace bungalow providing generous accommodation over one level. This is a bright, well-proportioned bungalow which is in good condition throughout having been well maintained to include, spacious front lounge with feature fireplace currently hosting a gas fire, well-proportioned bathroom, gas fired central heating and uPVC double glazing. This property also benefits from generous built in storage space as well as benefiting from easily maintained private garden grounds to the front and rear with on street parking to the front. Located in a well sought after area, viewing is to be highly recommended.

Occupying a well sought after location within a private residential area, this is an end of terrace bungalow which displays well-proportioned and comfortable accommodation over one level.

The property which is located within easy reach of the town centre and all local amenities is of traditional construction under a tile roof. In good condition throughout having been well maintained, the property is situated adjacent to other detached properties of varying style, with an outlook to the front to neighbouring properties and to the rear over the garden ground and woodland beyond.

Creetown has long been a very popular retreat on Scotland's Southwest coastline, attracting many visitors and with access to a full range of outdoor pursuits including walking, fishing and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel, chemists and general practice healthcare. 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 12 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (7 miles) and Stranraer (30 miles).



## Accommodation

### Hallway

Front entrance via UPVC door into spacious hallway providing full access to all accommodation. Central heating radiator, built in storage, BT phone socket, thermostat for central heating radiator and integrated smoke detector.

### Lounge

Spacious lounge towards front of property with large double-glazed window providing front outlook. Central heating radiator, feature gas fire, TV socket, access into kitchen and integrated smoke detector.

### Kitchen

Kitchen to rear of property with floor and wall mounted units, stainless steel sink, double glazed window providing rear outlook, under counter washing machine and dishwasher. Separate hob and cooker with built in extractor, central heating radiator and access to rear garden and outside storage housing the central heating boiler.

### Bathroom

Bathroom to front of property with double-glazed window, central heating radiator, separate toilet and WHB, electric shower over bath as well as splash panel boarding and lino flooring.

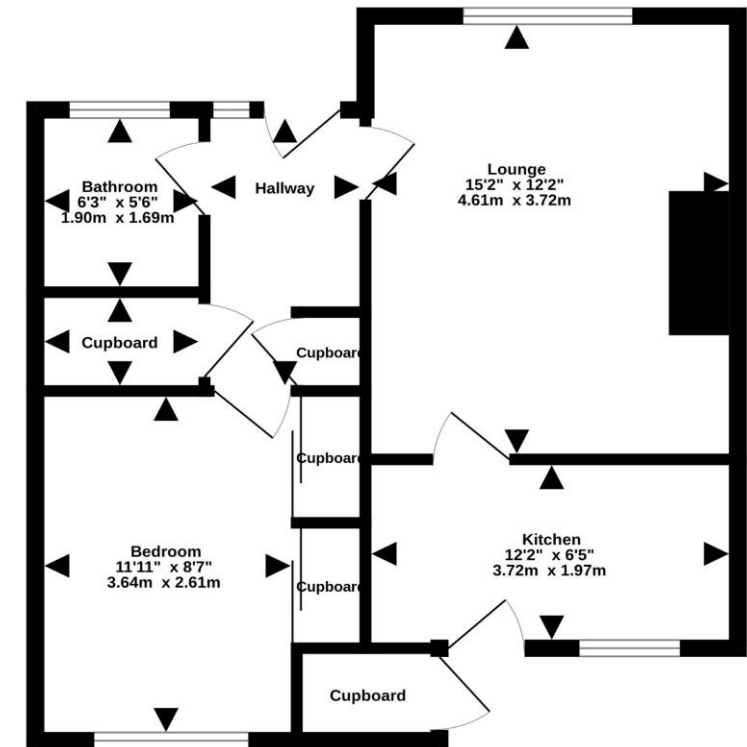
### Bedroom

Spacious double bedroom to rear of property with large double-glazed window providing rear outlook, central heating radiator and built in storage.

### Garden

Generous sized garden to the rear comprising of concrete pathway providing right of access to next door neighbour with raised gravel area, planting borders and greenhouse.

Ground Floor  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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.

### COUNCIL TAX

Band A

### EPC RATING

D - 65

### SERVICES

Mains electricity, water and 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.

