



18 Minnipool Brae, Creetown

Newton Stewart, DG8 7HL

Offers Over **£130,000**

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Creetown, Newton Stewart

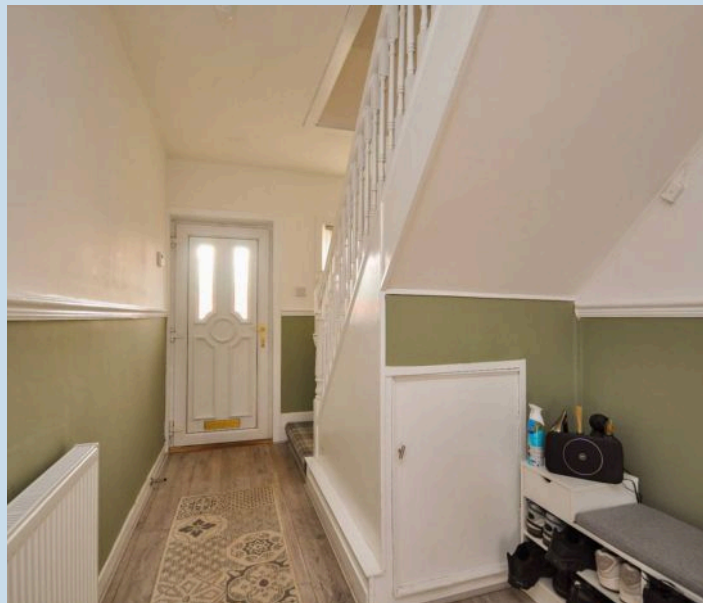
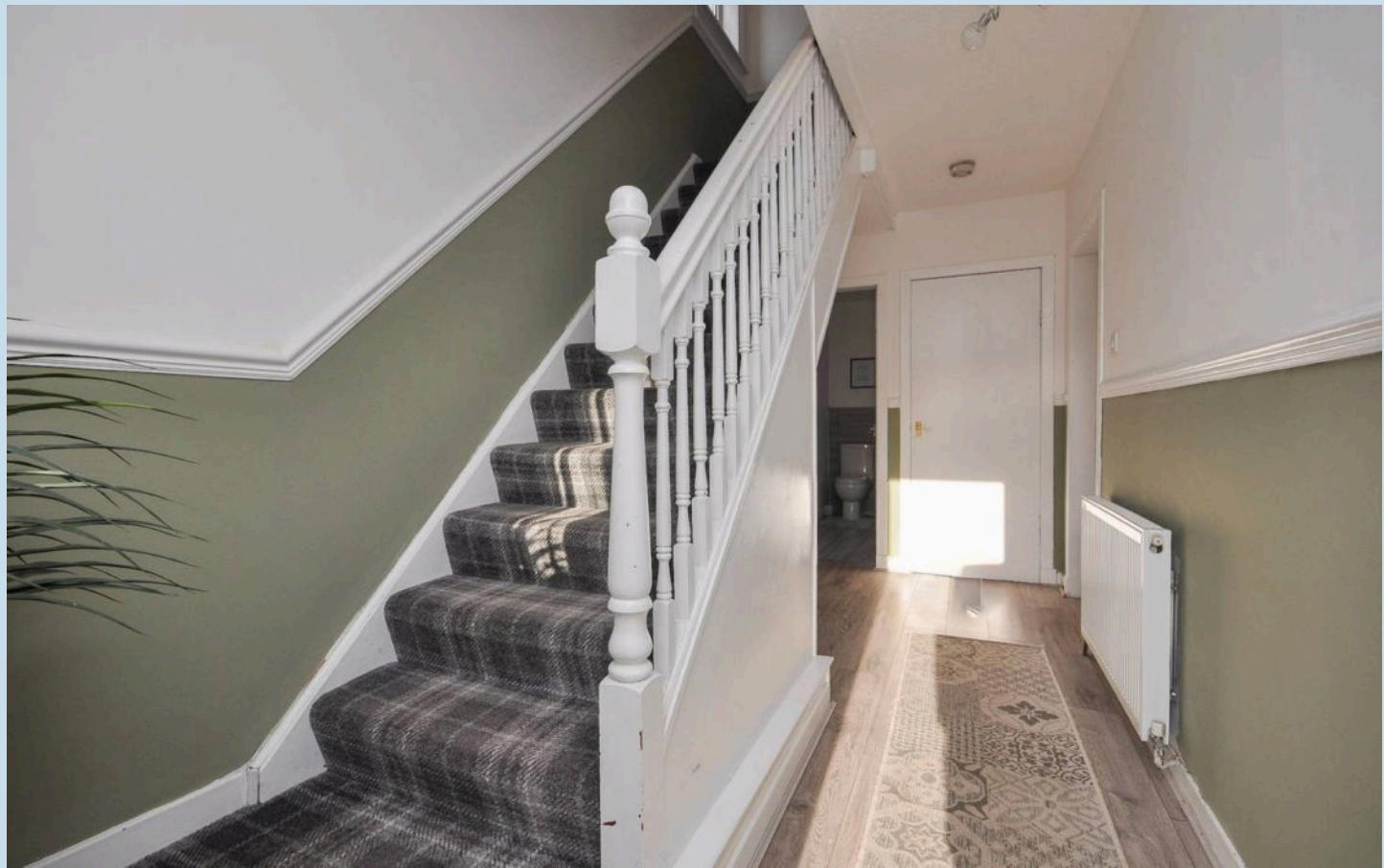
The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 13 miles distant and 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).

- Extended semi-detached home
- Three bedrooms
- Ideal first time purchase
- Recently installed kitchen
- Recently installed gas fired central heating (Nov 2024)
- Generous off road parking
- Walk in condition
- Ground floor shower room
- Fully double glazed



This extended three bedroom semi-detached house offers an ideal opportunity for first time buyers or those seeking a move-in ready family home. The property is presented in walk in condition throughout and benefits from a recently installed kitchen, providing a modern and stylish space for cooking and dining. The accommodation includes a bright and spacious lounge, a ground floor shower room for added convenience, and three well-proportioned bedrooms. Comfort is assured all year round with fully double glazed windows and a recently installed gas fired central heating system (November 2024). The layout is thoughtfully designed to maximise space and functionality, making this home both practical and inviting. Generous off road parking is available to the side, making it perfect for households with multiple vehicles or visitors.

The property is set on a generous corner plot, offering impressive outside space to both the front and rear. The expansive front garden features a large gravel driveway, providing ample off road parking, alongside a well-maintained lawn area bordered by mature hedging and timber fencing for privacy. To the rear, the enclosed garden grounds are designed for low maintenance and relaxation, with a large gravel area, a paved pathway, and a patio area that is perfect for outdoor dining or entertaining. A separate timber shed offers additional storage for gardening equipment or outdoor furniture. Timber boundary fencing ensures security and a sense of seclusion, making the garden ideal for children or pets. This property combines spacious indoor living with versatile outdoor areas, creating the perfect environment for modern family life.



Hallway

Front access via UPVC storm door leading into open hallway providing access to full ground floor living accommodation. Central heating radiator as well as a built in storage as well as under stairs storage.

Lounge

14' 6" x 12' 5" (4.43m x 3.78m)

Bright and spacious lounge to front of property with large double glazed window providing front outlook as well as feature gas fire. Built in display recess' as well as central heating radiator, TV point and access to rear kitchen.

Kitchen

12' 4" x 8' 2" (3.76m x 2.49m)

Recently installed, modern kitchen to rear, fully fitted with both floor and wall mounted units. Comprising of a fitted stainless steel sink and 'Quooker' tap, integrated electric fan oven and microwave as well as ceramic hob, integrated dish washer and washing machine. Large double glazed window providing rear outlook as well as rear access to garden grounds via UPVC storm door. Access to fuse box also.

Shower Room

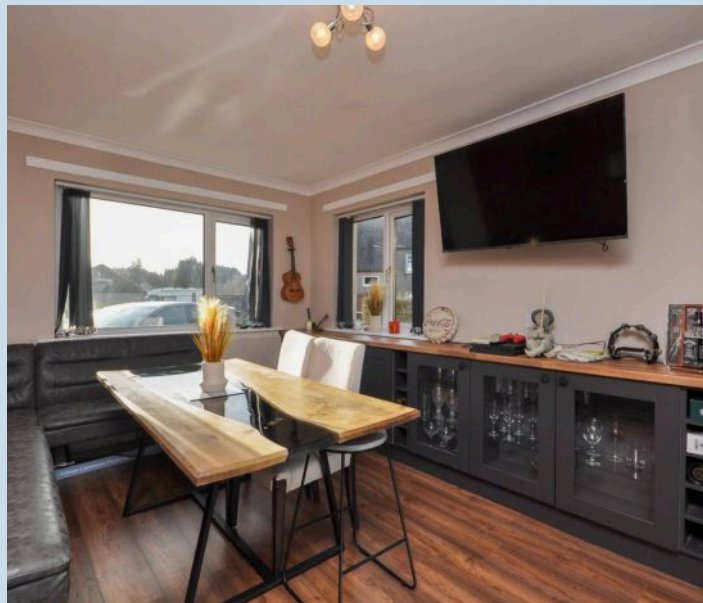
8' 2" x 6' 8" (2.49m x 2.03m)

A bright and modern shower room on the ground floor comprising of walk in corner cubicle with mains shower and tiled walls as well as wall mounted corner sink with fitted vanity cabinet and separate WC. Double glazed window to rear.

Reception Room

14' 6" x 9' 8" (4.43m x 2.94m)

An extension to the side allowing for a further spacious reception room with large double glazed window to front and double glazed unit to side and fitted wall mounted units with oak style worktop. Large double glazed patio sliding doors to the rear to allow for rear outside access as well as a modern vertically wall mounted central heating radiator and TV point.





Bedroom

16' 2" x 10' 6" (4.94m x 3.20m)

A spacious double bedroom on the upper floor to front of property with two double glazed windows providing a front outlook as well as central heating radiator. Built in storage also as well as access to central heating boiler.

Bedroom

12' 3" x 11' 5" (3.73m x 3.49m)

A spacious double bedroom on the upper floor to rear of property with large double glazed window providing a rear outlook as well as central heating radiator.

Bedroom

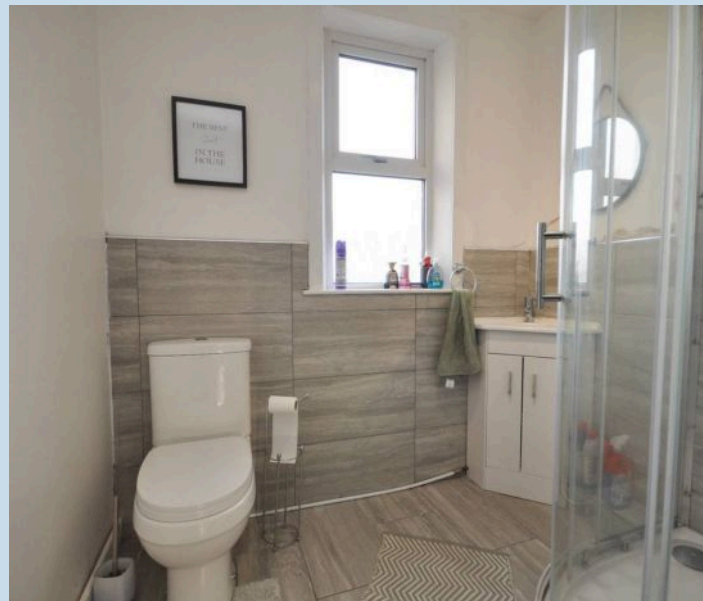
10' 2" x 9' 3" (3.11m x 2.83m)

A spacious double bedroom on the upper floor to rear of property with large double glazed window providing a rear outlook as well as central heating radiator.

Attic Room

19' 1" x 16' 0" (5.81m x 4.87m)

Drop down ladder access on first floor landing leading up to spacious attic room, currently used as storage with potential to be converted into a further bedroom. Large timber framed Velux window as well as built in eaves storage.



REAR GARDEN

Enclosed garden grounds to the rear comprising of large gravel area as well as paved pathway and patio area. Separate timber shed as well as timber boundary fencing.

FRONT GARDEN

Sat on a generous sized corner plot to allow for spacious garden grounds to the front with large gravel driveway as well as large maintained lawn area with boundary hedging and timber fencing.

DRIVEWAY

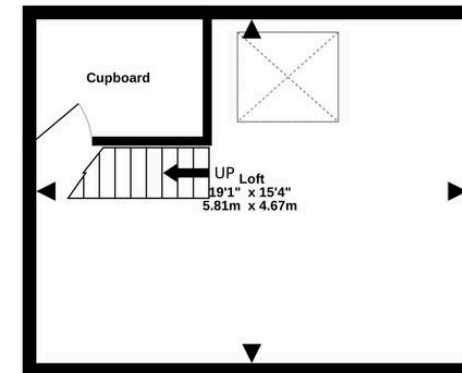
3 Parking Spaces

A corner plot allowing for ample off road parking on gravel driveway for multiple vehicles.

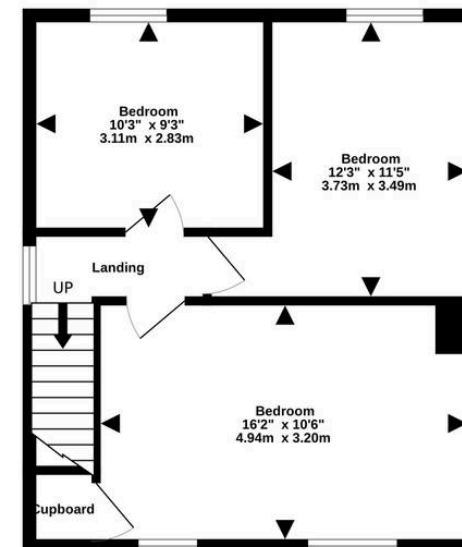




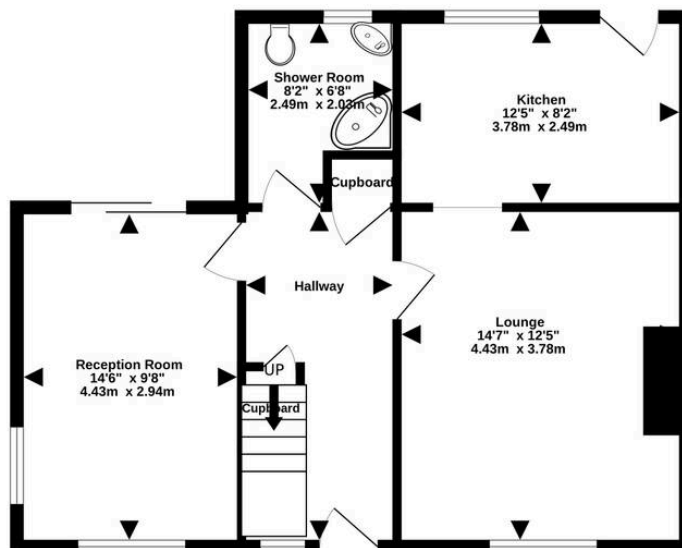
2nd Floor
292 sq.ft. (27.1 sq.m.) approx.



1st Floor
430 sq.ft. (40.0 sq.m.) approx.



Ground Floor
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 B

EPC RATING C -79

SERVICES

Mains electricity, water & drainage. Gas 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary check.

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. Presale 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

