



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

# TOWNHEAD OF FLOAK

17 HARBOUR STREET, CREETOWN, DG8 7JJ

**Traditional end terraced property in the quiet village of Creetown. Within easy walking distance of all local amenities.**

## **Ground Floor:**

Sitting Room  
Dining Room  
Inner Hallway  
WC  
Kitchen

## **First Floor:**

Landing  
3 Double Bedrooms  
Shower Room

## **Attic Floor:**

Attic Room



Townhead of Floak is a traditional end terraced house under slate roof. The property provides generous light living accommodation and three good sized double bedrooms ideal as a family home. There is direct access to the garden at the side of the property from Harbour Street.

The village of Creetown sits close to the A75 Euro Route, which allows quick access to be taken to other nearby towns, such as Gatehouse of Fleet (approximately 12 miles), and Newton Stewart (approximately 6 miles), where there is a wider range of facilities available. Creetown is well served by public transport with the bus stop for journeys to the East and West of the region a short walk away from the property.

There are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens and lochs. Galloway Forest Park is particularly convenient. A wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

#### **Accommodation:**

UPVC Double Glazed Entrance door leading directly into the:-

#### **Sitting Room 17'11" x 14'6" (5.46 x 4.42m)**

Large front facing UPVC double glazed picture window with deep sill. Open plan staircase with wrought iron balustrade to the first floor. Exposed stone wall with inglenook fireplace and multi-fuel stove (providing domestic hot water and central heating). Feature wooden block walls, TV shelf with TV point, wall lights, radiator, built in storage cupboard with electricity meter and fuse boxes. Opens out to the inner hallway

#### **Dining Room (10'4" x 17'11" (3.16 x 5.46m).**

Large UPVC Double Glazed picture window with deep sill. Radiator, wall light, smoke alarm.

#### **W.C (Confirm Measurement)**

Internal opaque window, fully tiled walls, WC, pine clad ceiling with light, cloak rail.

#### **Kitchen 13'6" x 8'9" (4.10 x 2.67m )**

Modern fully fitted kitchen high gloss red finish with chrome handles and dark contrasting slate worktops, black wall tiling. UPVC Double Glazed picture window overlooking the rear garden and 2 further side UPVC windows. Smoke alarm, Spotlights. Oil fired Rayburn Royal providing (cooking only). Space for cooker, plumbing for washing machine. Stainless steel sink with mixer tap. Opening out to the rear hall with UPVC Double Glazed door leading to the outside.

Open plan stairs to the upper floor:-

#### **Landing**

Ceiling light, power points. Smoke alarm

#### **Shower Room 7'4" x 6'7" (2.25 x 2.02m).**

Opaque Upvc privacy window with deep sill, modern white suite with Wash Hand basin, W.C with concealed cistern, floating cupboard, walk in cubicle with Mira electric shower. Fully tiled/panelled walls and ceiling, down lighters. Extractor Fan. Vertical dual fuel radiator.

#### **Double Bedroom 3 10'9" x 11'2" (3.27 x 3.41m).**

Front facing UPVC Double Glazed window with deep sill. Built in storage cupboard. Double radiator.

#### **Double Bedroom 1 10'10" x 14'6" (3.31 x 4.42m).**

Dual front facing Upvc Double Glazed windows. Recess with opaque glazed panel over the stairwell. Double radiator. Built in cupboard housing water tank.

#### **Double Bedroom 2 13'6" x 12'10" narrowing to 9'2" (4.11 x 3.93 narrowing to 2.79m).**

Dual aspect double glazed windows facing the side rear facing. Built in under window storage. Telephone Point. Radiator. Wash hand Basin.

#### **Rear Hallway**

Door way with access to attic floor. UPVC Double Glazed door to external stone staircase leading down to the garden...

#### **Attic Room**

Fully carpeted with rear facing Velux window, an excellent storage area.

#### **Garden**

The rear of the property is accessed through a side entry with wrought iron gate to the front. Concrete path leading to the rear with external stone staircase, concrete patio with block built division wall from the ornamental garden. Lawn, mature shrubs and apple tree. Oil storage tank. Wooden Log Store.

#### **Outbuilding**

Block built outbuilding with outside light door, sloping roof and strip light.

#### **Store**

With power and internal window to dining room and washroom.

#### **BURDENS**

The Council Tax Band relating to this property is a Band E.

#### **ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is a Band E

#### **SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage, Solid fuel fire for both the central heating and hot water. Oil fired cooking range. It is however understood that mains gas is in the village

#### **ENTRY**

Subject to negotiation.

#### **HOME REPORT**

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)



### GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/SAK/CROTH01-01



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**

**GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692**

**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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