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WILLIAMSON
& HENRY
Solicitors & Estate Agents



26 HARBOUR STREET

CREETOWN, NEWTON STEWART, DG8 7JJ

Delightful semi-detached traditional stone cottage offering well-proportioned flexible accommodation throughout. uPVC double glazing. Large enclosed rear garden. Off street parking.



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Ground Floor:

Entrance Hallway
Sitting Room
Lounge/Bedroom 4
Kitchen
Study/Single Bedroom
Bathroom

First Floor:

2 Double Bedrooms
Cupboard

Outside:

Large enclosed rear garden. Off street parking.

Garage. 2 Large Log Stores. Garden Store. Coal Bunker.



26 Harbour Street is a delightful semi-detached stone cottage offering surprisingly spacious and flexible accommodation throughout which would suit a number of different buyers. The property benefits from a large enclosed rear garden and is a short distance away from the local amenities of Creetown.

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 itself offers facilities including village shop, butchers shop, nursery and primary school, dispensing GP surgery, filling and MOT station, Gem Rock Museum and local history museum, performing arts facilities, playing fields with MUGA, community woodlands and youth club.

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 obscure glazed door leading from Harbour Street in to:-

ENTRANCE HALLWAY **6.31m x 1.74m (20'8" x 5'8")**

Ceiling light. Smoke alarm. Under stair storage cupboard with coat hooks and shelving. Carpet. Staircase leading to first floor accommodation. Doorways leading off to all main living accommodation. Cupboard housing electric meter and fuse box.



LOUNGE/BEDROOM 4 **3.83m x 3.02m (12'7" x 9'11")**

Bright spacious front facing room with large uPVC double glazed window with curtain pole and curtains above. Ceiling light. Cornicing. Open fireplace with tiled hearth and surround. Carpet.

SITTING ROOM **4.21m x 2.98m (13'9" x 9'9")**

This delightfully cosy room is front facing with a large uPVC double glazed overlooking onto Harbour Street. Fireplace with inset log burning stove with tiled hearth and surround with wooden mantel above. Recessed alcove with cupboard beneath. Electric Fischer radiator. Ceiling cornicing. Ceiling light. Carbon Monoxide detector. Built-in book shelves. Carpet. TV aerial point.

KITCHEN **3.50m x 3.23m (11'6" x 10'7")**

Spacious light kitchen overlooking the rear garden of 26 Harbour Street. Beech effect kitchen cupboards with work surface above with tiled splash back. Shelving. Stainless steel sink and drainer with mixer tap above. 4 large pantry cupboards with hanging rails and shelving. Space for cooker. Plumbing for washing machine. Space for vented tumble dryer. Wooden panelling on one wall. Ceiling light. Vinyl flooring. uPVC double glazed window. Wooden door to rear garden.

STUDY/SINGLE BEDROOM **2.9m x 2.25m (9'6" x 7'4")**

Light rear facing room located at the rear of the hallway. This would make an ideal home office or single bedroom. uPVC tilt and turn window. Wall panelling to waist height. Ceiling cornicing. Ceiling light. Carpet.

BATHROOM **3m x 1.95m (9'10" x 6'5")**

White W.C, wash hand basin in inset vanity unit. Electric Fischer radiator. Corner curved shower cubicle with Mira electric shower. Obscure double glazed window to rear with deep sill. Cupboard housing hot water tank. Tiled from floor to chest height. Ceiling light. Tile effect vinyl floor.

Carpeted Staircase leading:-

First floor accommodation

LANDING **1.63m x 0.94m (5'4" x 3'1")**

Loft access hatch. Ceiling light. Doorways leading off to bedrooms and cupboard.

WALK-IN CUPBOARD **1.44m x 0.84m (4'8" x 2'9")**

uPVC double glazed window overlooking rear garden. Carpet. Coat hooks. Wooden glazed door.

DOUBLE BEDROOM 1 **4.58m widening to 5.60m x 2.94m (15' x 9'7")**

uPVC tilt and turn window overlooking rear. Attic window to front. Under eaves storage cupboard. Ceiling light. Carpet.

DOUBLE BEDROOM 2 **5.61m x 3.84m narrowing to 1.68m (18'4" x 12'7")**

uPVC double glazed window overlooking rear. Ceiling light. Attic window to front. Carpet.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with a paved patio area and paved path leading to the rear pedestrian gate. Wooden log store. Garden store. Coal bunker.

The pedestrian gate leads to a further wooden log store and garage as well as to the off road parking space.

Garage **4.95m x 2.88m**

BURDENS

The Council Tax Band relating to this property is a band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.



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

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.

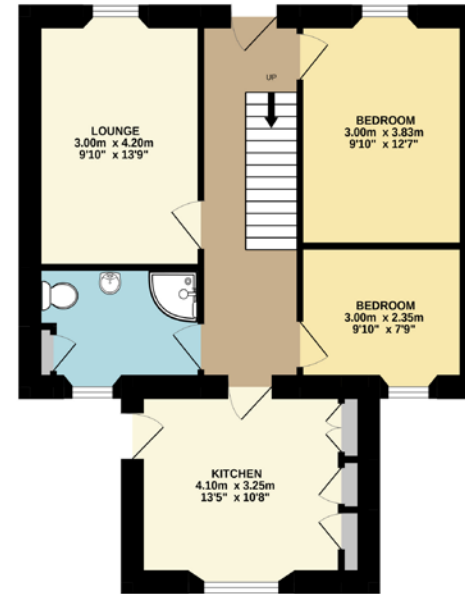
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

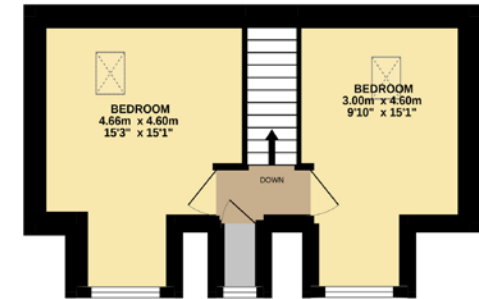
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/DALRJ01-01

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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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