



WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 NORRIS STREET

CREETOWN, NEWTON STEWART, DG8 7JL

Traditional style end terraced 3 bedroom house under tiled roof located in the village of Creetown.



Accommodation:

Ground Floor:

Entrance Porch
Shower Room
Hallway
Lounge
Sitting Room
Kitchen
Utility

First Floor:

Hallway
Double Bedroom 1
Double Bedroom 2
Bathroom
Double Bedroom 3
Nursery / Dressing Room

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1 Norris Street offers well-proportioned light bright flexible family accommodation. Built in 1990, the property is located in a central yet quiet location at the end of a lane with very little passing traffic; which is a short walk away from all local amenities.

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

Entered through a UPVC double glazed door leading off Norris Street into:-

ENTRANCE HALLWAY **2.20m x 0.96m**
UPVC double glazed door leading into an entrance hallway with engineered oak flooring. Radiator. Coat hooks. Ceiling light. Ceiling cornicing. Internal wooden glazed door.

SHOWER ROOM **2.93m x 2.11m**
Generous wetroom with suite of white W.C. and wash hand basin. Walk in shower cubicle with mains shower and respatex style wall paneling. Ceiling cornicing. Ideal classic gas boiler. Large window to front providing ample natural light. Shelving. Built-in linen cupboard housing washing machine. Ceiling light. Radiator. Towel rail. Vinyl anti slip flooring.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen area **4.60m x 2.46m**
Well-proportioned light and bright area with space for dining table. Ceramic slate effect tiled floor. Radiator. Fitted kitchen cupboards in cream with solid wooden work surfaces and tiled splash backs. Belfast double sink with mixer tap. Window with deep sill overlooking the rear garden. Horizontal blinds. Rangemaster gas cooker. Plumbing for dishwasher. Space for fridge and freezer. LED ceiling lights. Under stair storage cupboard with shelving.

Living Room area **3.62m x 3.77m**
Lovely light area leading directly off the kitchen and conservatory. Engineered oak flooring. Ceiling light. Smoke alarm. Cast iron wood burning stove set on tiled slate hearth with surround. Radiator. Telephone point. Staircase leading up to first floor level.

CONSERVATORY **4.50m x 3.50m**
Lovely well positioned room which gives access directly from the garden into the house and provides an abundance of natural light into the living room. Tiled floor.

Obscured glazed windows to one side. uPVC double glazed French doors leading out to rear garden. Radiator.

BEDROOM 1/STUDY **2.74m x 3.14m**
Currently being used as a study this room could easily also be used as a double bedroom. Engineered oak flooring. Large window to front with deep sill. Curtain pole and curtains. Radiator. Ceiling light.

STAIRCASE
Carpeted staircase leading from the living room to first floor level. Wooden handrail. Radiator. Loft access hatch. Ceiling light. Smoke alarm. Doorways leading to two double bedrooms and WC.

BEDROOM 2 **5.94 m x 2.70m (at longest and widest)**
Large double bedroom. Large glazed window to front. Large Velux window to rear with blackout blind. Under-eave storage cupboard. Built-in wardrobe with mirrored sliding doors. Further under-eave storage. Radiator. Ceiling light. Laid to carpet. Telephone point.

WC **1.42m x 1.24m**
White WC. Wash hand basin. Bidet. Fully tiled floor to ceiling. Extractor fan. Oak-effect laminate flooring. Heated towel rail.

BEDROOM 3 **2.50m x 5.90m (8'2" x 19'4")**
Large double bedroom with a large window to front with deep sill. Large Velux window with blackout blinds overlooking rear garden. Built-in under eave storage cupboard and two further storage cupboards (one housing hot water tank and one with shelving). Radiator. Laid to carpet. Curtain pole and curtains.

OUTSIDE SPACE
A large tarmacadam driveway leads from Norris Street through a wrought iron gate around the side of the property to a large wooden garage/workshop. This area provides parking for numerous cars. There is a patio area outside the conservatory with a well-stocked flower border with alpiners and wild flowers. A set of steps and ramp lead down to a well-stocked garden with a lovely decked seating area surrounded by climbing roses, fuchsias and clematis.

In the main garden area accessed by two further steps there are well-stocked flower borders with stocked with the likes of anemones and sedums. There are productive well-stocked raised vegetable beds, soft fruit and trees. If the purchaser preferred not to grow their own vegetables then it would be relatively easy to create a more formal garden lawn by removing these boxes. This wonderful garden offers wide variety of colour and interest making it a fantastic haven for butterflies and bees.

Large wooden workshop with power including a wooden log-store to the side and a further storage area / store to the rear.

BURDENS
The Council Tax Band relating to this property is a Band C

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is a Band D.

SERVICES
The agents assume that the subjects are served by mains water, mains electricity, mains gas 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 our office.

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).

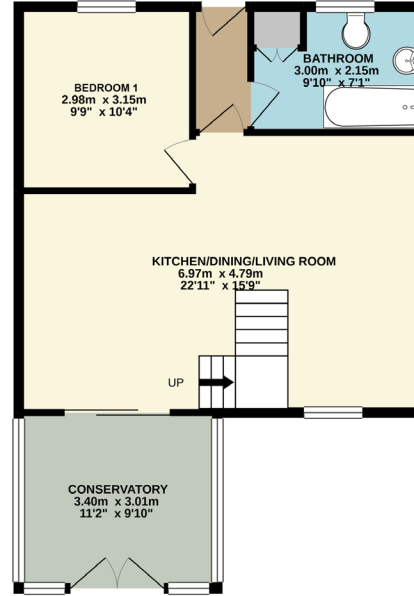
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

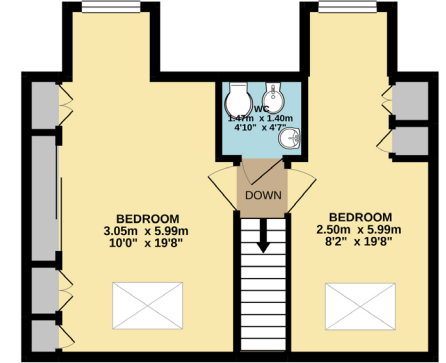




GROUND FLOOR
58.7 sq.m. (632 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 95.7 sq.m. (1030 sq.ft.) approx.

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. The 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: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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 to 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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