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Solicitors & Estate Agents



NETHERBANK, 3 BRIDGE STREET

CREETOWN, NEWTON STEWART, DG8 7HY

Characterful stone built mid terraced two bedroom cottage in quiet location.



Accommodation:

Ground Floor:

Sitting Room
Dining Room Area
Rear Hallway
Kitchen
Shower Room

First Floor:

2 Double Bedrooms

Outside:

Rear garden

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Netherbank is a well presented quirky, two bedroom mid terraced cottage located in a quiet location within the village of Creetown yet within easy walking distance of 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 from Bridge Street through wooden glazed door with curtain track and curtains into:-

SITTING ROOM **5m x 3.60m**

Bright front facing reception room. Feature fireplace with inset wood burning stove set on slate hearth with wooden mantel above. Recessed alcove with shelving. Central heating thermostat. Ceiling light. Smoke alarm. Radiator with thermostatic valve. uPVC double glazed window to front with curtain pole, curtains and window seat beneath. Pine striped floor. Carpeted staircase leading to first floor level with under stairs storage cupboard. Sitting room opens into:-

DINING ROOM AREA **2.85m x 2.50m**

uPVC double glazed window to rear with curtain pole and curtains. Radiator with thermostatic valve. Ceiling light. Fitted cupboard with butcher block effect work surface. Built-in shelved alcove. Pine striped floor. Opens into:-

REAR HALLWAY

Pitch pine floor. Radiator with thermostatic valve. Wall mounted shelves. Ceiling light. Doorways leading off to shower room and exterior and opens into:-

KITCHEN **2.50m x 1.50m**

Fitted kitchen unit with laminate work surface. Stainless steel sink with drainer to side and mixer tap. Tiled splashback. Under counter Fridge. Freestanding electric cooker. Pan rack. Ceiling light. Extractor fan. Worcester gas fired boiler. Striped wooden floor. Wooden glazed door leading to rear garden. Radiator with thermostatic valve.

SHOWER ROOM

Entered through sliding door from rear hallway. White wash hand basin with mixer tap and tiled splashback. W.C. Corner shower cubicle with respatex style wall panelling and mains shower. Extractor fan. Velux window. Ceiling light. Coat hooks. Radiator with thermostatic valve. Pine striped floor.

Carpeted staircase with painted wooden handrail and banister from sitting room leading to first floor accommodation. Velux window above staircase.

First Floor Level

LANDING

Ceiling light. Loft access hatch. Velux window above staircase. Carpet. Doors leading to two bedrooms.

BEDROOM 1 (rear facing) **2.80m x 3m**

Partially coombed ceiling. UPVC Double glazed window overlooking rear garden. Radiator. Ceiling light. Carpet.

BEDROOM 2 (front facing) **5m x 2.75m**

uPVC double glazed window to front with curtain pole and curtains. Partially coombed ceiling. Ceiling light. Radiator with thermostatic valve. Carpet.

REAR GARDEN

Mainly laid to gravel and enclosed on all sides.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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 the office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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).

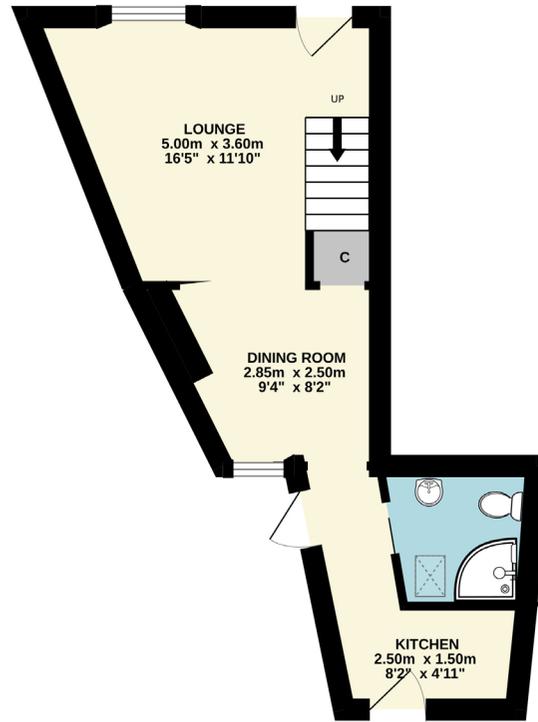
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

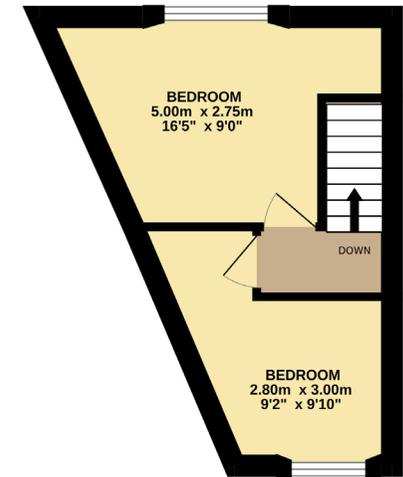
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GROUND FLOOR



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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