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WILLIAMSON
& HENRY

Solicitors & Estate Agents



BRAESIDE HOUSE

CREETOWN, NEWTON STEWART, DG8 7JX

Three bedroom detached home within easy reach of all village amenities.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Open Plan Dining /
Kitchen
Utility / Rear Porch
W.C.

First Floor:

First Floor Landing
3 Bedrooms
Bathroom

Outside:

Garden & Workshop /
Garage



Braeside is a substantial detached family home, in need of some modernisation throughout. This spacious property is located in a private location a short distance away from the local amenities of Creetown and within easy reach of the A75.

The property benefits from a large tarmacadam driveway and substantial detached workshop / garage to front.

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.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.



The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from front garden through wooden glazed door with glazed panels to side into:-

RECEPTION HALLWAY

1.99m x 5.91m

Spacious reception hallway with doors leading off to main ground floor accommodation and carpeted staircase leading to first floor level. Fitted carpet. Radiator. Central heating controller. Under stair storage cupboard. 2 ceiling lights. Smoke alarm. Wooden glazed door leading to:-

SITTING ROOM

3.70m x 7.47m

Spacious reception room running the full depth of the house benefiting from ample natural light from uPVC double glazed windows to front and rear with curtain pole and curtains above. 2 radiators. Wall mounted electric fire. Ceiling cornicing. 2 ceiling lights. Ceiling fan. Fitted Carpet.

OPEN PLAN DINING / KITCHEN 7.57m x 3.30m

This generous open plan dining kitchen like the sitting room runs the full depth of the property and although in need of updating would form an ideal space family dining area or space for entertaining.

Dining Area (to front)

Wooden glazed door leading out to garden at side. Radiator. Wall mounted glazed cabinet. Further freestanding cupboard. Ceiling cornicing. Ceiling light. uPVC double glazed window to front with curtain pole and curtains above. Radiator. Fitted carpet. Opens to:-

Kitchen Area

Well-proportioned Kitchen area with a good range of Pine fitted kitchen units with laminate work surfaces and tiled splash backs. Space for cooker with stainless steel chimney style extractor hood above. Sink with mixer tap above. Opens to:-

UTILITY / REAR PORCH

1.60m x 1.69m

Wooden double glazed door leading out to rear garden. Tile effect vinyl flooring. Fixed wall mounted shelving. Wood paneled ceiling. Ceiling light.

W.C.

1.86m x 1.63m

Suite of white W.C. and wash hand basin inset into modern vanity unit mixer tap above. uPVC obscure glazed window to rear. Tiled floor to ceiling. Partially coombed ceiling. Fixed bathroom shelving. Ceiling light.

Carpeted staircase with wooden handrail and banister leading up to first floor level.

First Floor Accommodation



LANDING**1.99m x 3.52m**

Fitted carpet. Ceiling light. Ceiling cornicing. Loft access hatch. Doors opening off to all first floor accommodation.

BEDROOM 1 (right)**3.38m x 4.48m**

Radiator. uPVC double glazed window to side with curtain track and curtains above. Ceiling light. Partially coombed ceiling. Fitted carpet.

BEDROOM 2**3.30m x 2.86m**

uPVC double glazed widow to side with curtain track and curtains above. Partially coombed ceiling. Ceiling cornicing. Ceiling light.

BATHROOM**1.93m x 1.69m**

Wash hand basin and W.C. Recessed alcove with built in cupboard and shelving providing useful additional storage. Tiled floor to ceiling. uPVC obscure glazed window to rear. Walk in wet room shower cubicle with Respatex style wall panelling on 3 walls with 'Mira' electric shower above. Ceiling light. Vinyl anti slip flooring.

DOUBLE BEDROOM 3**3.87m x 6.47m**

uPVC double glazed window with curtain pole and curtains above. Freestanding mirrored wardrobes. 3 sets of built in drawers and built in quad wardrobe. Partially coombed ceiling. Fitted carpet. Radiator.

STUDY**1.99m x 1.98m**

Bright front facing study / office space with wood effect laminate flooring. Velux window. Partially coombed ceiling. Ceiling light. Internal glazed window onto first floor landing.

OUTSIDE

Set back from High Street the property benefits from a fully enclosed garden bordered by wall and fencing. The majority of the garden at Braeside is located to the front and has been laid to tarmacadam for ease of maintenance and parking. However there is a generous paved patio immediately in front of the house with covered verandah to each side of the front entrance providing a sheltered and private area for sitting.

The rear garden can be accessed by a path at either side leading to smaller garden area with well-established shrubs and trees. Greenhouse.

GARAGE /WORKSHOP

To the front of the property is a substantial garage which was built by the previous owners which would be well suited to those who require a workshop space, under cover parking for a number of vehicles, campervan or boat. Accessed via sliding wooden door to front into main workshop / garage area. Concrete floor. Fluorescent strip lights. Window to rear. Doorway leading to storage room with concrete floor. Window to side. Fluorescent strip light.

MISC

The property benefits from solar panels.

BURDENS

The Council Tax Band relating to this property is E.

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, 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. 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.

Ref: SAK/LNM/SMYTJ01-01

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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