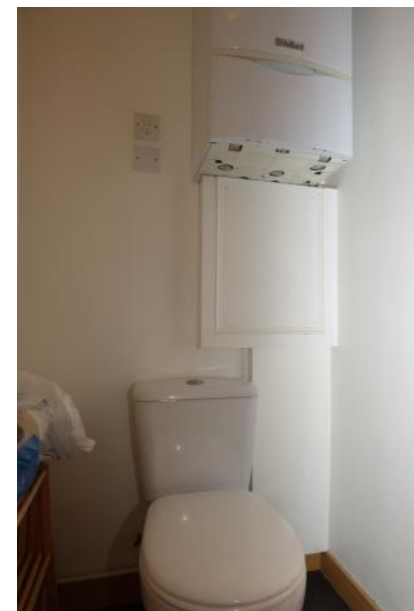




**3 CRISPIN COURT
CREETOWN
DG8 7JY**



**Converted property in this popular coastal Village,
conveniently located for local amenities.**

**The property is in very good order throughout with
accommodation over 2 levels comprising: HALLWAY,
WASHROOM, SITTING ROOM, fully fitted KITCHEN
Upper floor with BATHROOM and 2 double BEDROOM.
Fully lined and floored attic with pull down steps.
Gas central heating. Double glazed.
Enclosed sunny patio to the rear
Allocated parking**

OFFERS OVER £90,000



Accommodation over two levels comprises:-

- Double glazed panelled door to
Hallway 2.16 x 3.13m tiled floor, carpeted stairs to the upper floor with natural wood and painted balustrade, smoke alarm, ceiling light, door chime and radiator. Deep under stair cupboard with electricity meters
- Washroom 1.07 x 1.85m WC, wash hand basin, tiled floor, radiator, ceiling light, extractor and Vaillant combi gas boiler
- Sitting Room 2.93 x 4.48 (min)m with glass panel door from the hallway, CH thermostat control, tiled floor, radiator, smoke alarm, ceiling light and front facing DG traditional sash window with deep sill, power points, TV aerial connection, feature fireplace with for stand alone electric fire. Access to
- Kitchen 2.09 x 2.96m with a rear facing DG window, tiled sill, modern fully fitted kitchen with a range of base and wall units in warm white with brushed chrome handles, block wood effect worktops, built-in four ring Smeg hob and built-in electric oven, concealed extractor and plumbed for washing machine. Integrated refrigerator and freezer, decor panel for tumble dryer, stainless steel sink with mixer tap, power points, tiled splashbacks, ceiling light, heat detector and tiled floor
- Upper Floor Carpeted stairs and open timber balustrade to

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



<u>Landing</u>	Rear facing DG window, ceiling light, smoke alarm, radiator and hatch to the loft space. Power points
<u>Bedroom 1</u>	3.02 x 2.92m front DG traditional sash and case window with deep sill, radiator, power points, ceiling light and built-in wardrobe
<u>Bedroom 2</u>	3.11 x 2.3m rear DG window with venetian blind, radiator, power points, ceiling light and built-in wardrobe
<u>Bathroom</u>	2.19 x 1.7m modern white suite with WC, wash hand basin, panelled bath with direct adjustable shower and glass screen. Ceiling light, extractor, part wall tiling, vinyl flooring and radiator
<u>Attic Space</u>	2.2 x 2.55 and 4.1 down to 2.97 x 5m approx.. Fully floored and lined attic with two areas, rear Velux window, ceiling light, radiator and power points. Fully coombed ceiling. Access by way of pull down timber ladder/steps.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Contents by negotiation (except wooden chest in hall)

COUNCIL TAX

Band B

EPC RATING

C 75

SERVICES

Mains electricity, gas, water & drainage.

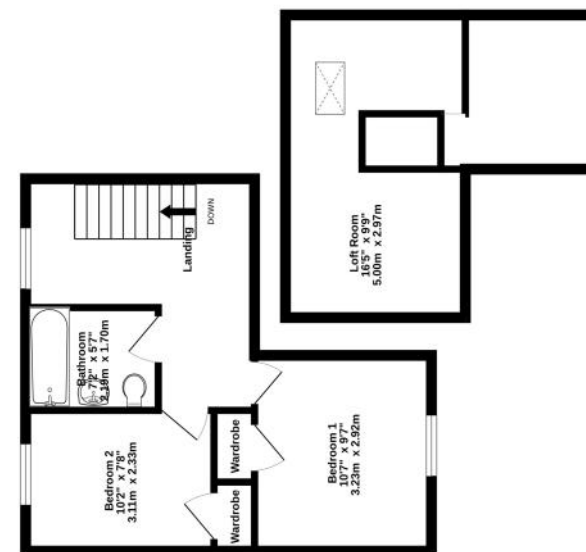
VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

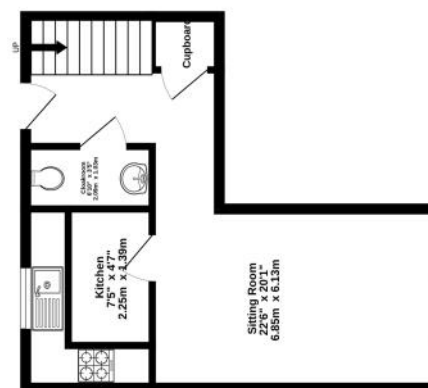
OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

1st Floor
572 sq.ft. (53.1 sq.m.) approx.



Ground Floor
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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