



13 Chain Road, Creetown

Newton Stewart

Offers Over £125,000



# 13 Chain Road

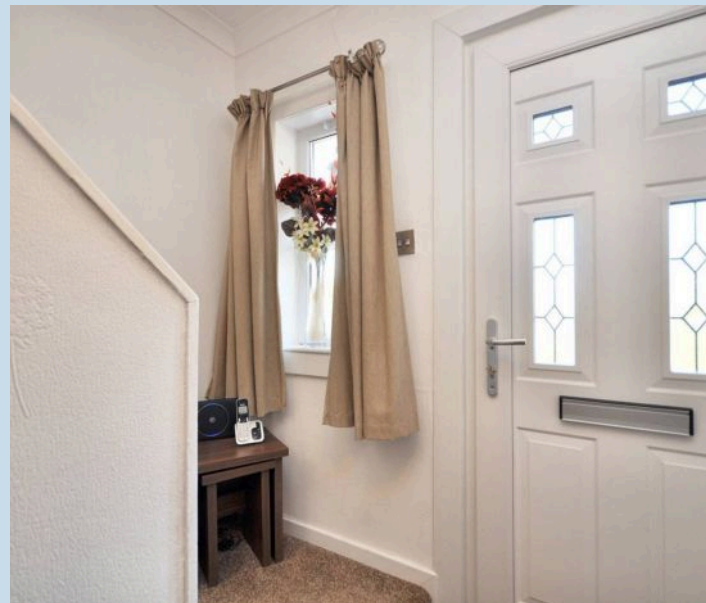
Creetown, Newton Stewart

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 13 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (5 miles) and Stranraer (30 miles).

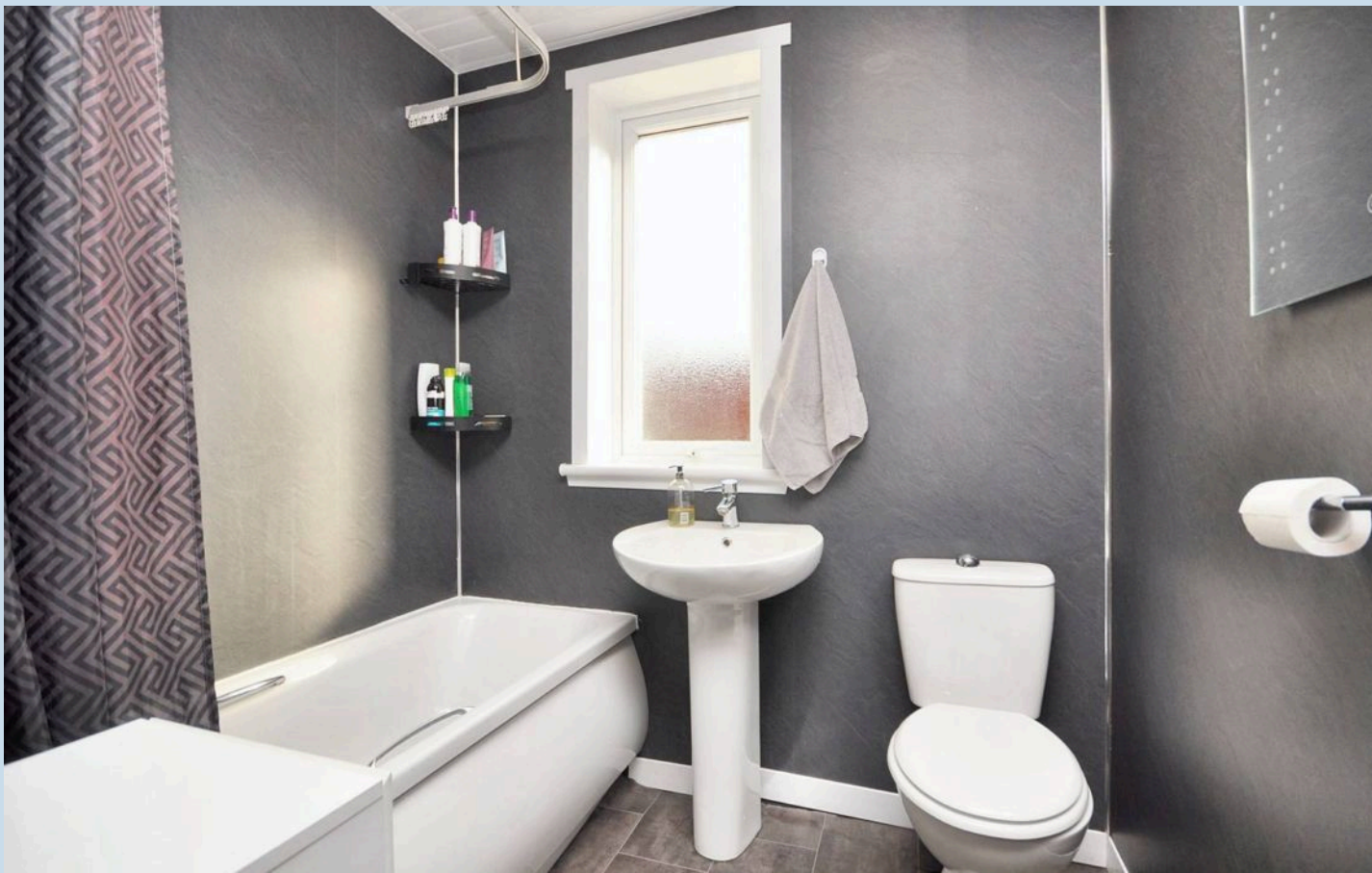
Council Tax band: B

Tenure: Freehold

- Ideal first time purchase
- Walk in condition
- Gas fired central heating
- Full uPVC double glazing
- Integral garage
- Fully enclosed rear garden
- Three bedrooms
- Off road parking
- Fresh décor







## 13 Chain Road

Creetown, Newton Stewart

Introducing this immaculate three-bedroom semi-detached house, the epitome of an ideal first-time purchase. Situated in a desirable residential area, this property boasts a walk-in condition with modern features throughout, offering a comfortable and stylish living environment.

The property benefits from gas fired central heating and full uPVC double glazing, ensuring warmth and energy efficiency. With its integral garage and off-road parking, convenience is at the forefront. The fully enclosed rear garden provides a private outdoor space, perfect for relaxation and entertaining.

Inside, the house features three well-appointed bedrooms and tasteful fresh décor, creating a contemporary ambience. This residence presents a wonderful opportunity for buyers seeking a modern and low-maintenance home. Don't miss the chance to make this property your own and enjoy the comfort and convenience it has to offer.





### Hallway

Front entrance through uPVC door into spacious hallway with double glazed window built in storage. Providing access to full ground floor living accommodation as well as access into integral garage.

### Lounge

14' 4" x 11' 10" (4.38m x 3.61m)

Spacious lounge towards front of property with large double glazed window providing a front outlook as well as a central heating radiator. Built in display shelving as well as access into kitchen.

### Kitchen

11' 10" x 8' 2" (3.61m x 2.48m)

Towards the rear of the property, fully fitted kitchen with both floor and wall mounted units. Integrated electric fan oven and hob with extractor, plumbing for washing machine and built in space for fridge freezer. Composite sink with mixer tap and double glazed window as well as uPVC door providing rear garden access.

### Bathroom

8' 2" x 7' 0" (2.48m x 2.14m)

Ground floor bathroom with modern fittings comprising of mains shower over bath as well as separate toilet and WHB. Splash panel boarding, double glazed window as well as central heating towel rack and built in extractor.

### Bedroom 1

14' 3" x 10' 6" (4.35m x 3.19m)

Spacious master bedroom on the upper level with 2 x double glazed windows providing front outlooks over the local park and beyond. Central heating radiator as well as generous built in storage.



### **Bedroom 2**

12' 0" x 11' 10" (3.67m x 3.61m)

Spacious double bedroom towards rear of property with double glazed window providing rear outlook. Central heating radiator as well as TV point.

### **Bedroom 3/ Study**

10' 0" x 8' 2" (3.04m x 2.48m)

Double bedroom to rear of property on upper level currently used as a study with double glazed window providing rear outlook as well as central heating radiator.

### **Integral garage**

17' 3" x 10' 1" (5.27m x 3.08m)

Integral garage accessed via front uPVC door as well as rear access and from the hallway of the property. Of traditional construction with mains power currently used as storage/ workshop.

### **Rear Garden**

Fully enclosed garden to the rear comprising of gravel section leading to concrete pathway and access to integral garage. Raised lawn area with wooden decking to rear as well as fenced border.

### **Garden**

Fully landscaped front garden with tiered gravel borders separated by concrete wall as well as paved pathway and front patio leading down to paved driveway for off road parking.

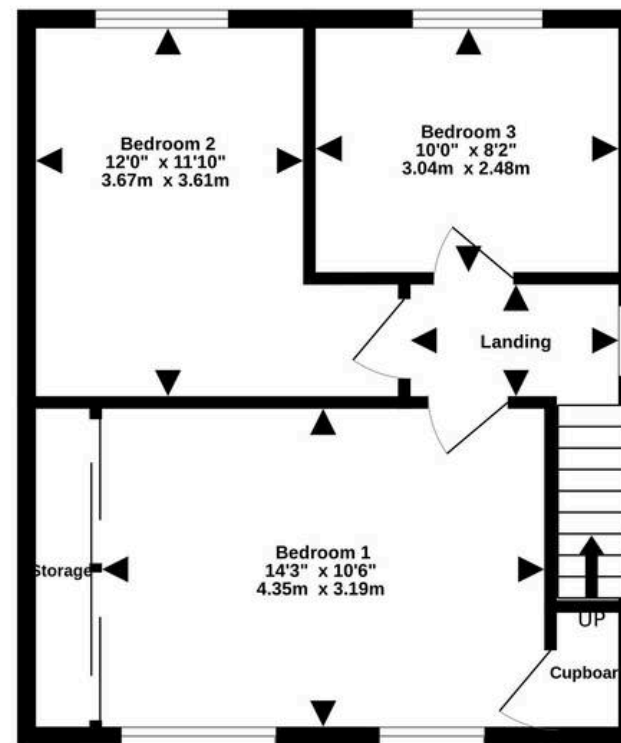
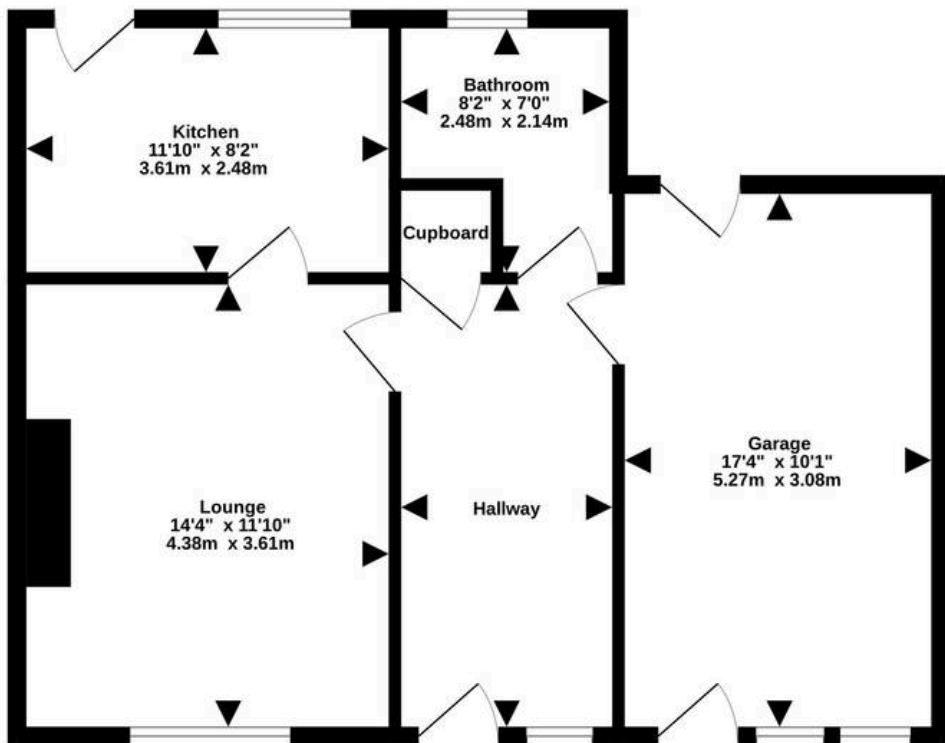
### **DRIVEWAY**

1 Parking Space

Paved driveway to allow for off road parking to the front of the property for one car.







TOTAL FLOOR AREA : 1016 sq.ft. (94.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.