



8 Minnipool Brae, Creetown

Newton Stewart

Offers in Region of **£125,000**

8 Minnipool Brae

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).

- Semi detached property
- Three spacious bedrooms
- Generous sized shower room
- Feature multi fuel burning stove
- Gas fired central heating
- Off road parking
- Fully double glazed
- Ideal first time purchase
- Ground floor & Ensuite WC



8 Minnipool Brae

Creetown, Newton Stewart

Occupying a prime location in a peaceful residential area, this charming 3-bedroom semi-detached house presents a walk in family home, making it an ideal first-time purchase. The property features three generously sized bedrooms, a generous shower room, and a delightful feature multi-fuel burning stove that adds a touch of traditional charm to the living space. With the comfort of gas-fired central heating and full double glazing, this home provides a cosy retreat from the outside world. The convenience of off-road parking and the added practicality of a ground floor & ensuite WC further enhance the functionality of this inviting residence.

The fully enclosed rear garden grounds offer a blend of tranquillity and practicality, with concrete pathways and a patio area perfect allowing for easy maintenance. A large gravel section, complete with a timber log store and shed, presents ample storage space for garden essentials. The addition of a garden store and timber fencing ensures privacy and security. The front of the property boasts a paved driveway, providing convenient off-road parking for residents and guests alike. A concrete pathway leads around to the front of the home, completing the seamless connection between indoor comfort and outdoor allure. With its thoughtful design and well-maintained outdoor spaces, this property offers a picturesque setting for modern living.



Entrance Hall

Front entrance via UPVC storm door leading into entrance hallway giving access to lounge. Double glazed window as well as stairs leading to upper level accommodation.

Lounge

16' 0" x 14' 5" (4.87m x 4.40m)

Generous sized lounge with open plan access to rear kitchen benefitting from feature multi fuel burning stove as well as large double glazed window to front. Central heating radiator as well as TV point.

Kitchen

12' 6" x 8' 3" (3.80m x 2.51m)

Open plan bright and spacious kitchen to the rear which has been fully fitted with both floor and wall mounted units with oak style worktops. Comprising of integrated electric fan oven and separate gas hob with fitted extractor, stainless steel sink with mixer tap and space for under counter dishwasher. Double glazed window to the rear as well as French patio doors giving access to rear garden grounds.

Utility Room

9' 1" x 6' 8" (2.77m x 2.02m)

Accessed off kitchen, a spacious utility space with fitted oak style worktop and wall mounted shelving as well as stainless steel sink with mixer tap. Plumbing for washing machine and under counter space for tumble dryer as well as access to ground floor WC. Double glazed window to rear.

WC

6' 0" x 3' 1" (1.82m x 0.95m)

Ground floor WC with modern fixtures and fittings comprising of wall mounted WHB and WC as well as slash panel boarding and double glazed window.





Landing

Bright and spacious landing giving access to upper floor accommodation with central heating radiator and double glazed window. Stairs giving access to converted loft space.

Shower Room

8' 10" x 7' 10" (2.70m x 2.38m)

Bright and spacious bathroom on the upper level comprising of WHB with fitted vanity unit, WC and walk in shower cubicle with splash panel boarding. Large double glazed window and central heating radiator also.

Bedroom

12' 2" x 11' 3" (3.70m x 3.44m)

Generous sized double bedroom on the upper floor to rear of property with double glazed window providing rear outlook as well as central heating radiator and built in wardrobes.

Bedroom

10' 6" x 10' 5" (3.21m x 3.17m)

Generous sized double bedroom on the upper floor to front of property with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

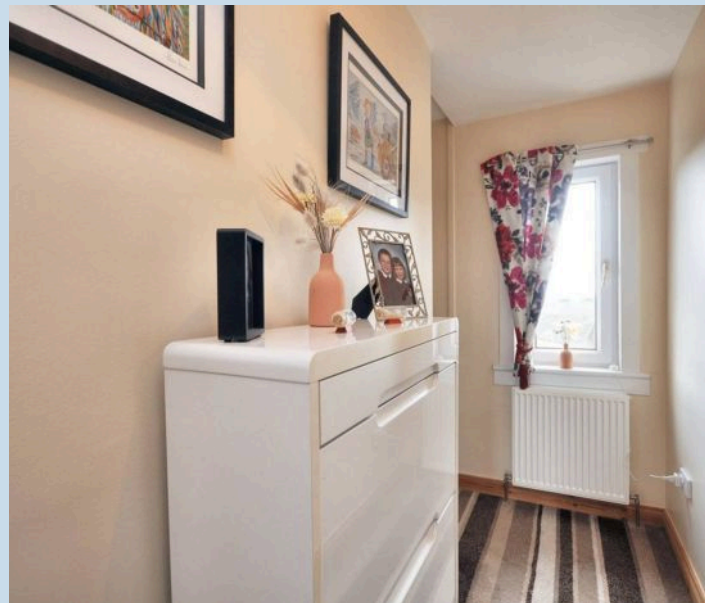
19' 1" x 15' 1" (5.82m x 4.61m)

Recently converted loft space now currently used as a spacious third bedroom with large Velux window as well as ensuite WC.

WC

4' 9" x 2' 5" (1.45m x 0.74m)

Ensuite WC on the top level accessed off converted bedroom comprising of wall mounted corner WHB as well as WC and splash panel boarding.



GARDEN

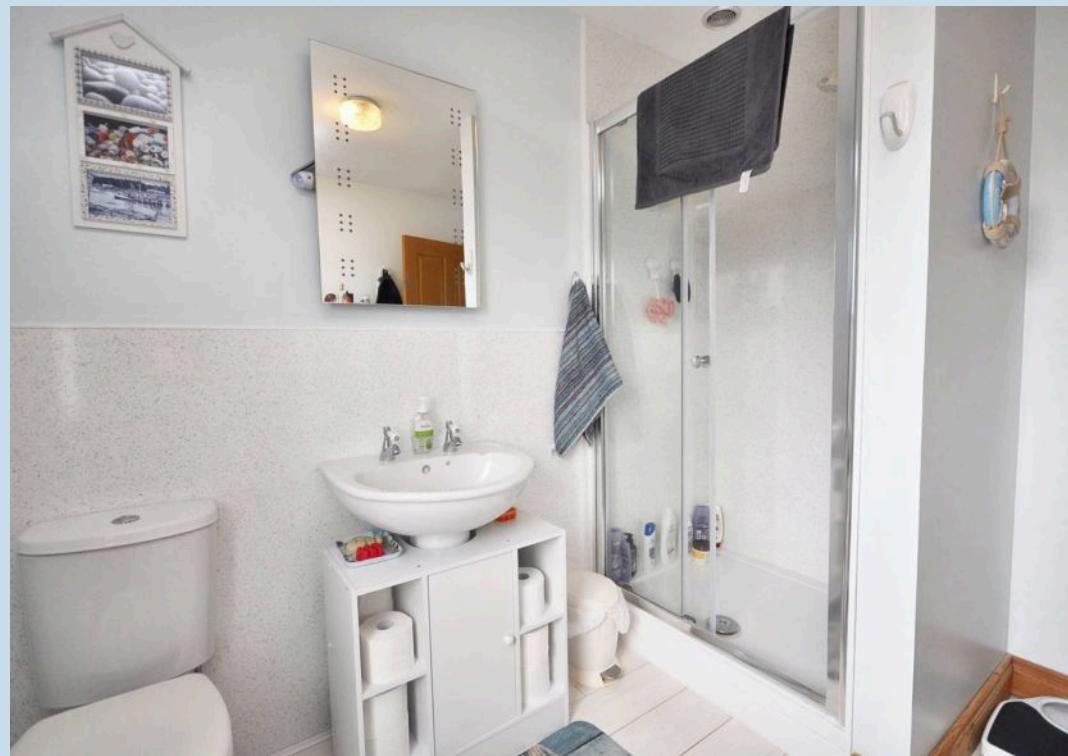
Fully enclosed, generous sized garden grounds to the rear which are easily and well maintained with concrete paved pathway and patio as well as large gravel area with timber built log store and shed as well as garden store and timber fencing. Concrete paved pathway leading round to front driveway.

DRIVEWAY

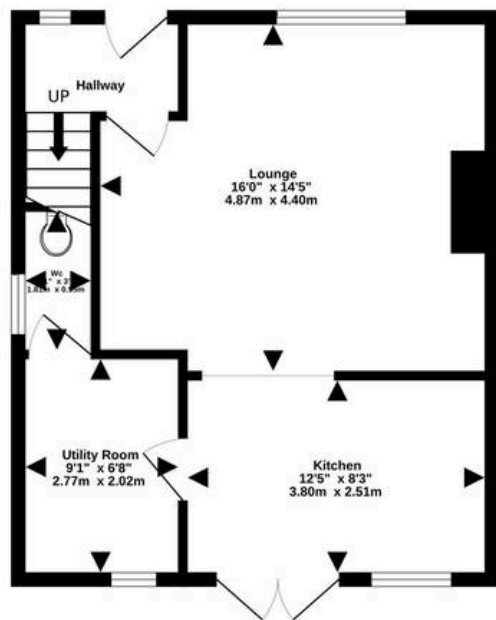
1 Parking Space

To front of property, a paved driveway allowing for off road parking.

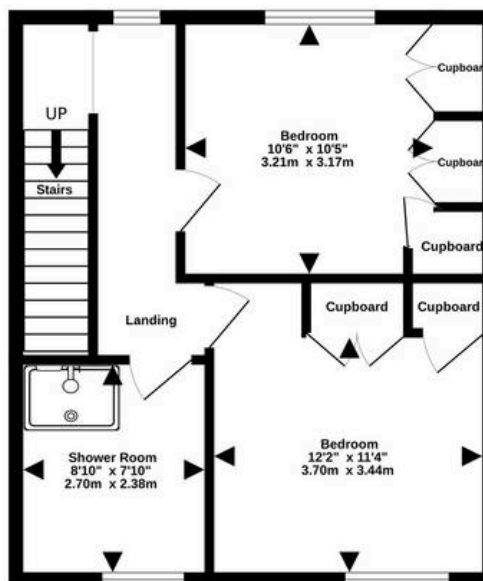




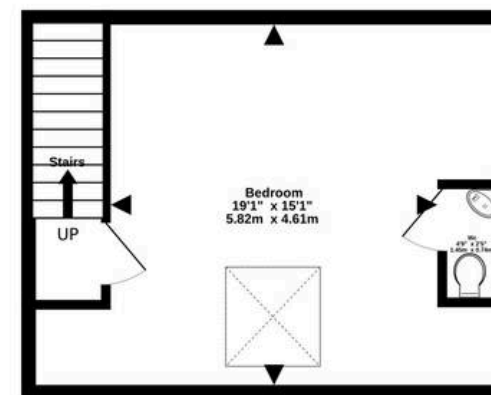
Ground Floor
427 sq.ft. (39.7 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



2nd Floor
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band B **EPC RATING** D(65)

SERVICES

Mains electricity, water & drainage. Gas fired central heating. Multi fuel burning stove.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

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.

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.

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. Presale 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.

