



Minniston The Hollow, Creetown

Newton Stewart

Offers in Region of **£89,950**

Minniston The Hollow

Creetown, Newton Stewart

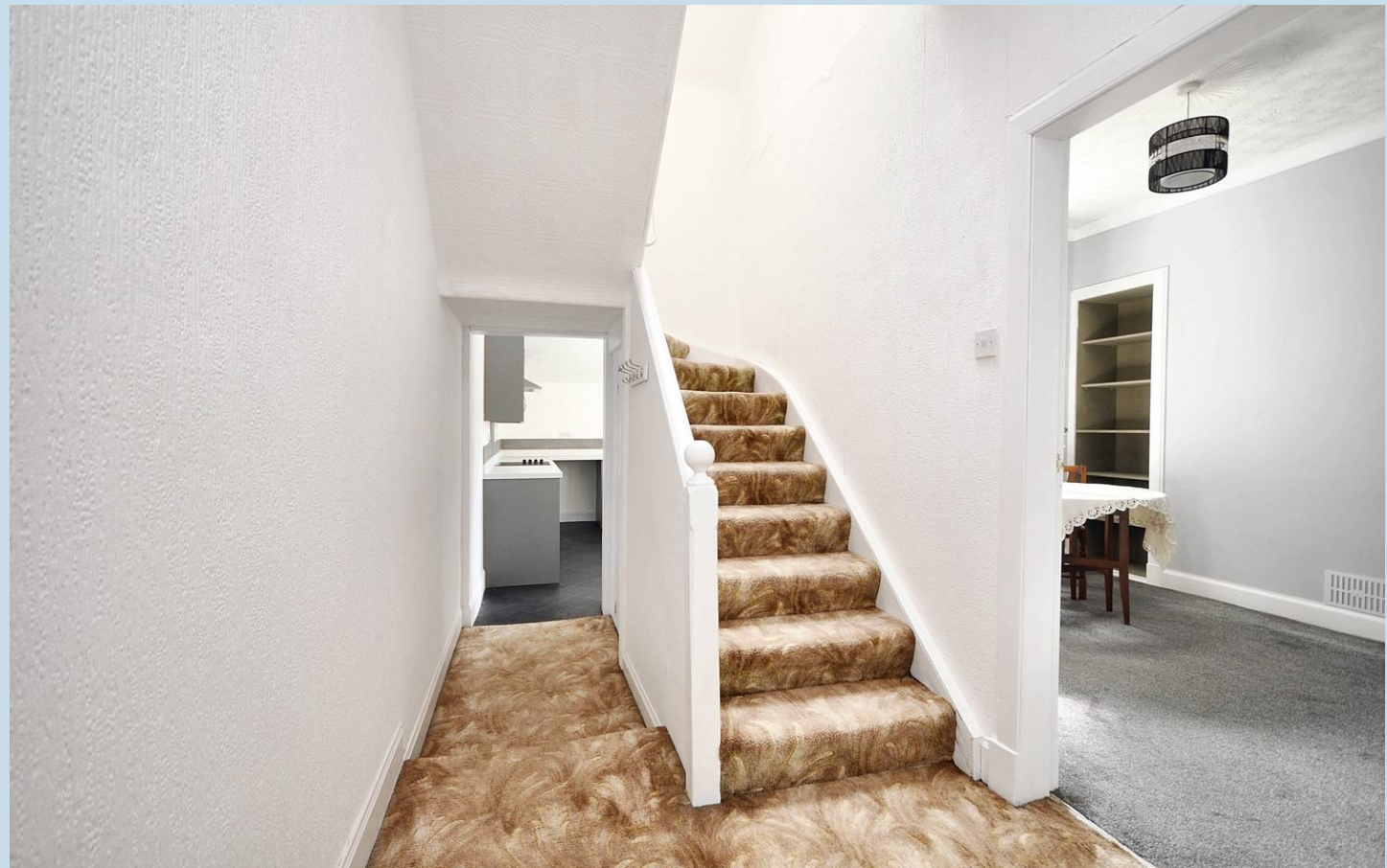
The town of Creetown provides amenities including convenience store, butcher, primary school and bowling green. All major amenities including supermarkets, secondary schooling, hotels and healthcare are to be found in the market town of Newton Stewart some 5 miles distant. This is an area of natural beauty and there is access to wonderful countryside locally. 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).

- Spacious family home
- Generous off road parking
- Gas fired central heating
- Full UPVC Double glazing
- Easily maintained garden
- Ideal first-time purchase
- 2 Good sized bedrooms
- Newly installed kitchen (July 2025)
- Recent interior joinery work/ decoration
- Newly fitted kitchen roof (September 2024)
- Brand new consumer unit (July 2025)



This charming 2-bedroom semi-detached house offers a warm and inviting space for a growing family or first-time buyers. Boasting a spacious interior, this property exudes comfort and practicality with features like gas-fired central heating and full UPVC double glazing enhancing its efficiency. Step inside this cosy abode to find a newly installed kitchen (July 2025) that sets the stage for culinary adventures, complemented by recent interior joinery work and decoration that elevate the living ambience. Offering two good-sized bedrooms, this home caters to comfort and privacy, ideal for those seeking a tranquil retreat with modern conveniences. The newly fitted kitchen roof (September 2024) and a brand-new consumer unit (July 2025) ensure peace of mind and hassle-free living, making this property a true gem for discerning buyers looking for quality and convenience.

Situated on a generous plot, the property boasts a large gravel area surrounding the house, providing ample off-road parking space for residents and guests alike. The wall boundary not only ensures privacy and security but also enhances the property's kerb appeal, creating a welcoming entrance. The easily maintained garden offers a tranquil retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep. With generous off-road parking and a well-maintained exterior, this property seamlessly blends comfort and functionality, making it an ideal choice for those seeking a peaceful haven to call home. Discover the perfect balance of comfort and convenience in this charming semi-detached house. Home Report was updated August 2025.



Hallway

Front entrance through UPVC door into porch providing access into hallway and access to electricity meter. Spacious hallway providing access to ground level accommodation with central heating radiator, stairs providing upper-level access and under stairs storage.

Lounge

Open plan lounge and dining area with lounge towards front of property with large double-glazed window, feature gas fire, TV point, built in storage, central heating radiator and BT phone socket.

Dining Area

Open plan from lounge towards rear of property with large double glaze window providing rear outlook, built in storage and central heating radiator.

Kitchen

Kitchen towards rear of property with floor and wall mounted units, UPVC door providing rear access, double glazed window, stainless steel sink, integrated electric oven and ceramic hob with built-in extractor, plumbing for washing machine, space for dishwasher and central heating radiator.

Landing

Open landing providing access to upper-level accommodation with central heating radiator & Velox window.

Bedroom 1

Double bedroom towards front of property with double glaze window providing front outlook and central heating radiator.

Bedroom 2

Double bedroom towards rear of property with large double glaze window providing rear outlook, central heating radiator and TV point.

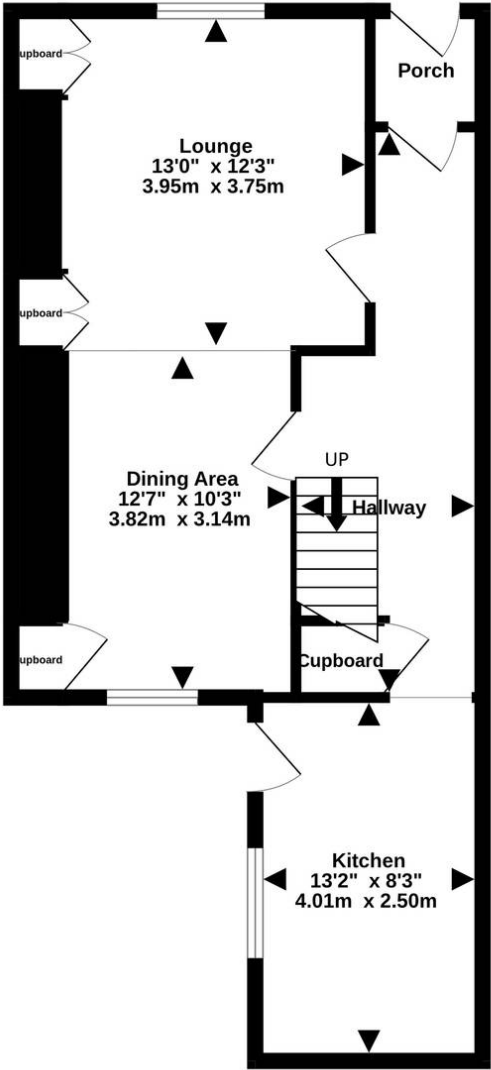
Bathroom

Spacious bathroom with separate toilet, wash hand basin, built in bath with overhead shower, double glazed window, central heating radiator and built-in extractor fan.

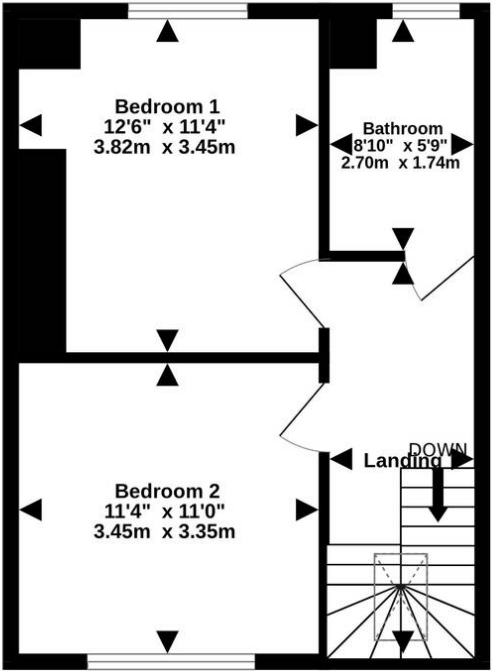




Ground Floor
504 sq.ft. (46.8 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX Band C **EPC RATING** F (37)

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

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 AntiMoney 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. 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.

