



**Parkview The Hollow, Creetown**

Newton Stewart

Offers Over - £250,000 are invited.



# Parkview 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 detached bungalow
- Generous off road parking
- Gas fired central heating
- Full UPVC double glazing
- Three bedrooms
- Bright and spacious conservatory
- Open plan dining kitchen
- Ensuite bathroom



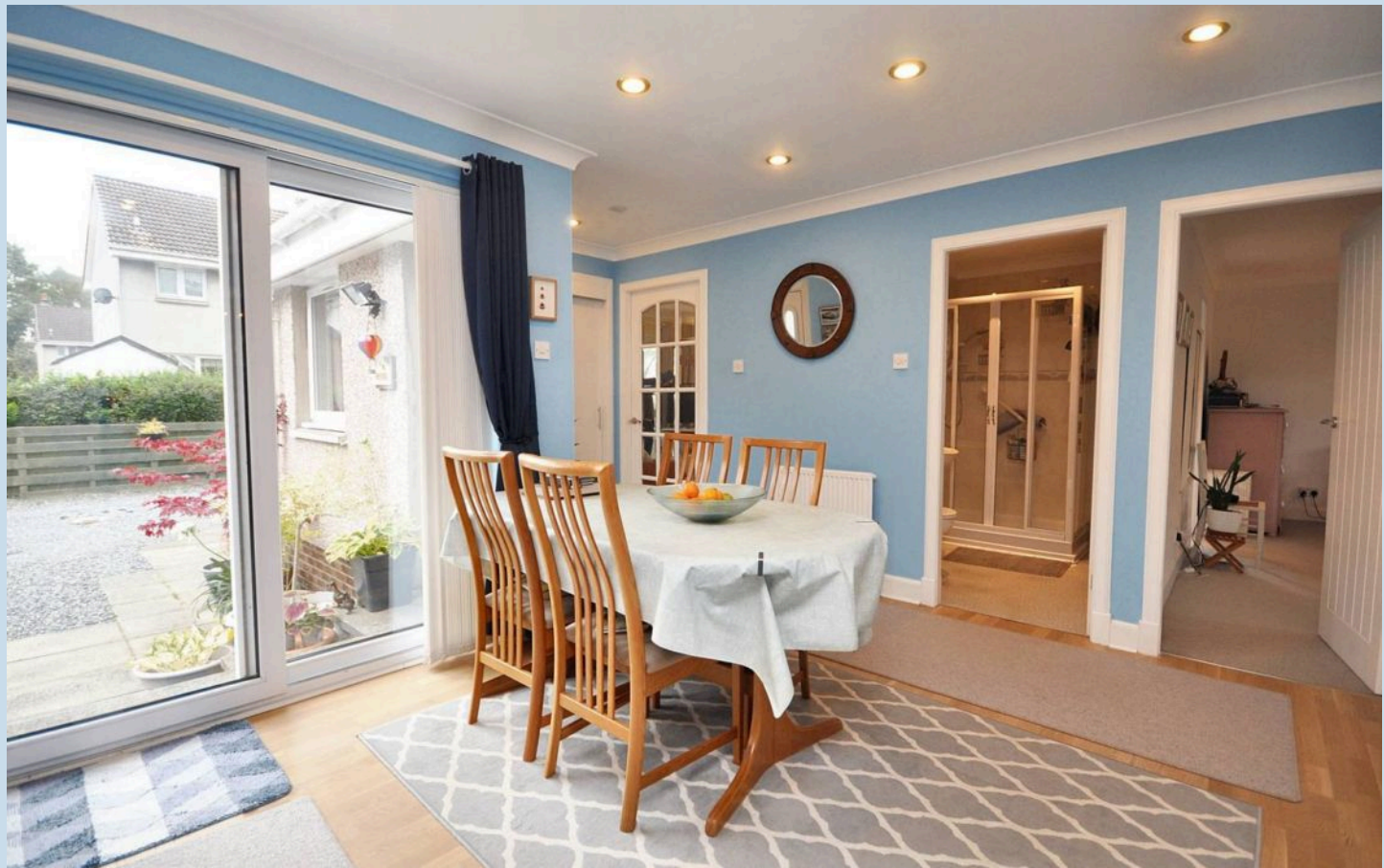


# Parkview The Hollow

## Creetown, Newton Stewart

Placed in a tranquil setting, this charming property presents a 3 Bedroom Detached Bungalow that exudes warmth and comfort. The spacious detached bungalow boasts a plethora of desirable features, including generous off-road parking, gas-fired central heating, and full UPVC double glazing throughout. Boasting three well-appointed bedrooms, residents can enjoy the luxury of space and privacy. The highlight of the property is the bright and spacious conservatory, creating the perfect spot to unwind and relax. The open plan dining kitchen is ideal for hosting gatherings and entertaining guests effortlessly. Completing this delightful home is an ensuite bathroom that offers convenience and a touch of luxury.

Complementing the interior, the property offers an impressive outdoor space that is sure to captivate. Situated on a generous plot, the property provides spacious garden grounds that are easy to maintain and perfect for enjoying the outdoors. The large gravel driveway surrounds the property, offering ample parking space for multiple vehicles. A raised gravel border adds a touch of elegance to the landscape, providing a scenic view of the plot. A timber fenced border ensures privacy and security, while the woodland at the rear adds a touch of nature to the surroundings. Additionally, a detached timber garage/workshop offers valuable storage space and versatility. This property truly exemplifies the perfect blend of comfort, style, and functionality, making it a haven for those seeking a peaceful and harmonious lifestyle.





### **Kitchen/ Dining Area**

21' 5" x 14' 11" (6.54m x 4.55m)

Double glazed sliding patio door access into open plan, spacious dining kitchen, fully fitted with both floor and wall mounted units. Integrated electric fan oven as well as fitted gas hob, stainless steel sink with mixer tap and integrated dish washer. Large double glazed window as well as UPVC storm door to side, central heating radiator and generous built in storage. Access to full living accommodation.

### **Lounge**

20' 11" x 13' 6" (6.38m x 4.11m)

Bright and spacious lounge accessed off dining area with three double glazed windows as well as glass panel doors giving access into conservatory. Generous sized reception room with central heating and TV point also.

### **Conservatory**

19' 2" x 14' 3" (5.83m x 4.35m)

Generous sized conservatory accessed off lounge, fully double glazed with outside access via UPVC French doors. Central heating radiator and mains power.

### **Utility Room**

11' 6" x 6' 1" (3.50m x 1.85m)

Generous sized utility room accessed off kitchen with both floor and wall mounted units/ shelving. Two double glazed windows as well as double glazed panel UPVC storm door giving outside access. Plumbing for washing machine as well as access to central heating boiler.

### **Shower Room**

8' 2" x 5' 8" (2.50m x 1.72m)

Generous sized shower room accessed off dining area with walk in shower cubicle housing electric shower and tiled wall. Stand alone WHB as well as WC, central heating radiator with chrome towel rack.





### Master Bedroom

15' 10" x 13' 8" (4.83m x 4.17m)

Bright and spacious double bedroom with two double glazed windows, central heating radiator as well as generous built in storage and access to Ensuite bathroom.

### En-suite

7' 7" x 5' 8" (2.32m x 1.72m)

Accessed of master bedroom, generous sized En-suite bathroom with large double glazed window, fitted bath as well as stand alone WHB and WC. Tiled walls and wall mounted cabinet.

### Bedroom/ Study

10' 10" x 9' 7" (3.29m x 2.93m)

Well proportioned size bedroom currently used as a study with double glazed window as well as central heating radiator.

### Bedroom

17' 11" x 9' 8" (5.46m x 2.95m)

Generous sized double bedroom access off dining area with two double glazed windows as well as central heating radiator and generous built in storage.

### Garden

Sat on a generous plot providing spacious garden grounds of easy maintenance comprising of large gravel driveway and parking surrounding the property with raised gravel border over looking the plot. Surrounded by timber fenced border and woodland to the rear. Detached timber garage/ workshop.

### DRIVEWAY

4 Parking Spaces

Large gravel driveway providing generous off road parking for multiple vehicles.













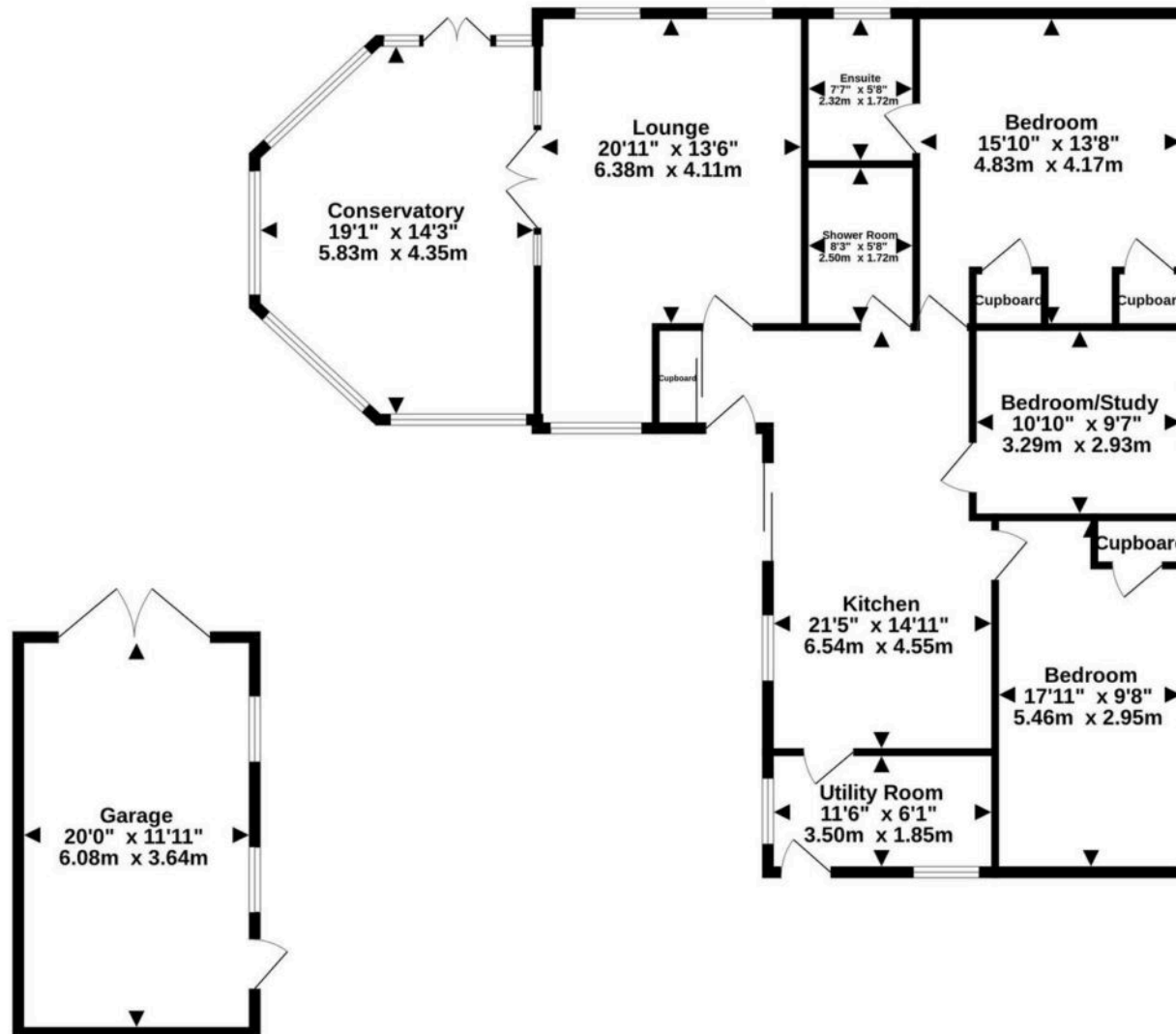








Ground Floor  
1635 sq.ft. (151.9 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## NOTES

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

**COUNCIL TAX** Band E **EPC RATING** C(75)

## 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 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.

