

G · A · P

Galloway & Ayrshire Properties



[www.gapinthemarket.com](http://www.gapinthemarket.com)

**'Tigh Na Cree'**  
Creebridge, Minnigaff  
Newton Stewart  
DG8 6NR





A detached bungalow within a quiet residential area located on the banks of the River Cree, yet only a short walk from the centre of the ever-popular market town of Newton Stewart. In good condition throughout, this property offers spacious accommodation over one level. Benefiting from a conservatory to the front leading into a spacious lounge with multi-fuel stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Having been maintained to a high standard, this property would be ideally suited as a full time family home or has the potential to be used a 2nd/ holiday home investment. With a pleasant outlook and easily maintained garden ground and all amenities within easy reach, only a short walk distant. Viewing this property is to be thoroughly recommended.

**CONSERVATORY, HALLWAY, LOUNGE, DINING KITCHEN,  
BATHROOM, 3 BEDROOMS, INTERGRAL DOUBLE GARAGE, OFF  
ROAD PARKING, GARDEN**

**Guide Price: £230,000**



Occupying a pleasant location within the town of Newton Stewart, this is a charming, traditional detached bungalow which provides spacious accommodation over one level. From the front of the property there is a stunning outlook over the River Cree and beyond.

The property, which is in good condition throughout, currently benefits from a conservatory to the front leading into a spacious lounge with multi-fuel stove, generous sized dining kitchen and generous sized bathroom. This property also benefits from having an integral double garage with mains services fitted. Fully double glazed with gas fired central heating and of traditional construction under a tile roof, this property has been maintained to a high standard. Within walking distance of the town centre, this would be an ideal family home and also has the potential to be used as a 2nd/ holiday home investment.

There is an area of easily maintained garden ground which has been fully landscaped also giving access to a large integral garage and off road parking.

The surrounding area is one of natural beauty with easy access to superb and scenic forest walks, fishing, and excellent golf courses. Other places of interest close by include Scotland's book town of Wigtown (7 miles), historical sites at Whithorn (18 miles) and the town of Stranraer (25 miles) where there is a further range of excellent amenities.



**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. For full details contact one of our branches.



### **Conservatory**

Spacious conservatory located to the front of the property with full double glazing with mains power and outlook over the river. Gives access into lounge.

### **Lounge**

Generous sized lounge to front of property housing a multi-fuel burning stove, central heating radiator, large, double-glazed window, and TV point. Also allows access to main hallway and front conservatory.

### **Hallway**

Large open hallway giving access to all rooms as well as built in storage, central heating radiator and rear access to property. There is also access to integrated double garage as well as the fuse box.

### **Kitchen**

Bright and spacious dining kitchen with linoleum flooring and tiled wall. Double glazed window with integrated appliances to include dish washer, fridge and stand alone cooker. Central heating radiator and built in pantry.

### **Bathroom**

Generous sized bathroom with mains shower over bath, WHB, toilet and central heating radiator with heated towel rack. Double glazed window with linoleum flooring and tiled wall.

### **Bedroom 1**

Double bedroom to the rear of the property with 2 x double glazed windows, built in storage and central heating radiator.

### **Bedroom 2**

Double bedroom towards front of the property with double glazed window, central heating radiator and built in storage.

### **Bedroom 3**

Compact double bedroom towards the rear of the property with 2 x double glazed windows, central heating radiator and built in storage.

### **Garage**

Integral spacious double garage with 2 x double glazed windows, up and over door, mains power and plumbing for washing machine. Garage currently stores washing machine, tumble dryer and freezer. Access also to hallway.



#### **Disclaimer: Misrepresentation Act 1967**

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition or of description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.





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## NOTES

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

**COUNCIL TAX** - Band F (£ 2,894.66 for 22/23 to include water and drainage)

**EPC Rating** - C - 71

## SERVICES

Mains

## VIEWING ARRANGEMENTS

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

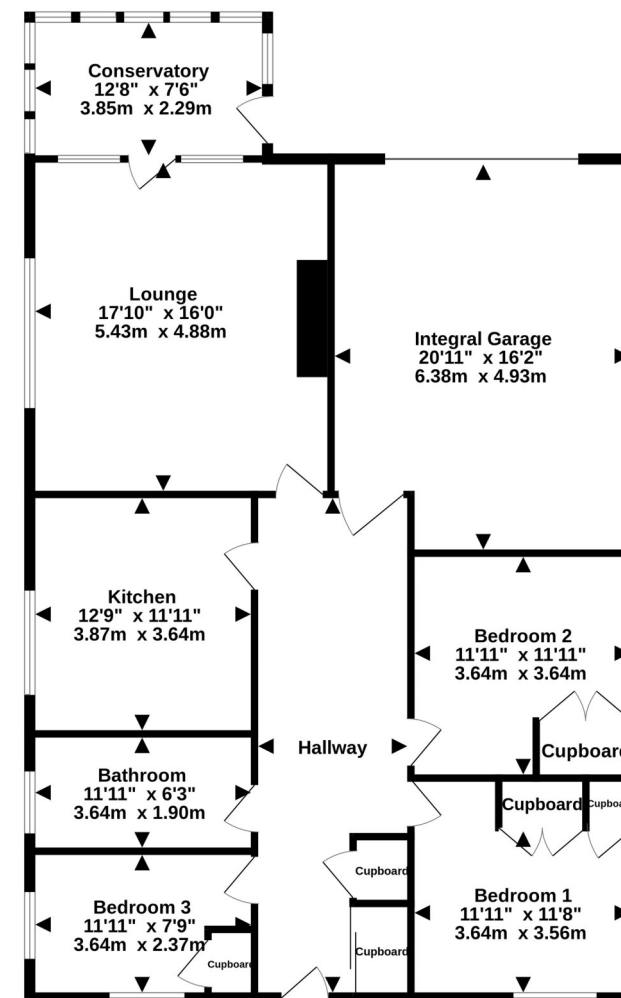
## OFFERS

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.

## PRICE

On application to the selling agents.

Ground Floor  
1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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