



37 George Street, Dumfries, DG1 1EB

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2 Norris Street, Creetown, Newton Stewart

3 Bedrooms | Offers over £60,000

Three bedroom deceptively spacious terraced house in quiet road but close to centre of Creetown. The property is in need of renovation and modernisation but offers excellent potential with good-sized accommodation and development potential. Please note that this property will be sold as seen.

Living Room, Kitchen/Diner, Garden Room, Three Bedrooms, Bathroom and Garden to rear.

EPC-G

General Information

The property is located in the small town of Creetown a former fishing village beside the River Cree which opens out to Wigtown Bay. The town has a number of local amenities and has Primary School and Two museums as places of interest one being the Gem Rock Museum following the town's connection to shipping locally quarried granite.

This property comprises Living Room, Kitchen/Diner, Garden Room, Three Bedrooms, Bathroom and Garden to rear.

Accommodation

Hardwood door with patterned glass panel leading into Entrance Porch. Inner door with patterned glass panel into Hallway with double electric socket. Door to Living Room and Kitchen/Diner.

Living Room

Case and sash windows to front and rear with wide display sills. Under window storage. Natural brick open fireplace with tiled hearth. Three double and two single electric sockets.

Kitchen/Diner

Kitchen Area

Solid wood floor kitchen units and tiled splashbacks. Exposed brick wall with integrated Aga oven. Case and sash window to front with display sill. Stainless steel sink with single drainer and mixer tap. Panelled ceiling with inset ceiling spotlights. Plumbed for automatic washing machine. Four double and two single electric sockets and cooker switch. Tiled floor.

Dining Area

Case and sash window with display sill through to Conservatory. Slim line panel electric heater. Built in storage cupboard with double electric sockets. Tiled floor. Three double electric sockets. Door to hardwood door to Conservatory. Stairs to upper floor accommodation.

Garden Room/Rear Porch

Good sized area with wooden windows on four sides. Wooden French Doors to Back Gardens. Polycarbonate roofing.

Upstairs

Landing

Hatch to roof space. Built in storage cupboard. Single electric socket.

Bedroom One

Wooden skylight window. Telephone socket. Two double electric sockets.

Bedroom Two

Case and sash window with display sill. Two double electric sockets.

Bedroom Three

Wood skylight window. Three double electric sockets.

Bathroom

White bathroom suite comprising bath, WC and wash hand basin with under storage cupboard. Tiled splash backs. Built in airing cupboard. Patterned case and sash window. Delonghi slime line electric heater.

Exterior

Enclosed private garden to the rear mainly in grass with flower and shrub borders. Stone/corrugated iron outbuilding.

Items Included – AS SEEN

Services

The property has mains electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band B

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.







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