



Creebridge Manse, Monigaff, Newton Stewart, DG8 6NR

DETACHED 2 STOREY VILLA SITUATED IN THE ESTABLISHED TOWN OF NEWTON STEWART

- **Bright Livingroom**
- **Kitchen with separate dining room**
- **Sun room leading to garden**
- **6 bedrooms**
- **3-piece suite bathroom**
- **Shower room**
- **Large private back garden**
- **Single garage and space at front to fit 3 cars**

Location

Monigaff is a small residential settlement forming part of Newton Stewart which is located within the Dumfries & Galloway council. Newton Stewart is a small market town and the main amenities include a primary and secondary school, supermarkets, leisure centre and cinema. Monigaff is separated from Newton Stewart by the river Cree a road /footbridge links them both. Monigaff also has a primary school, health centre and a golf course among other things.

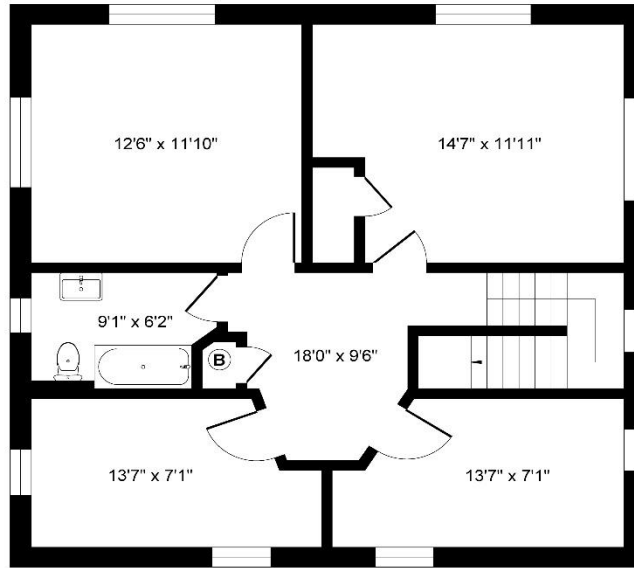
Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk

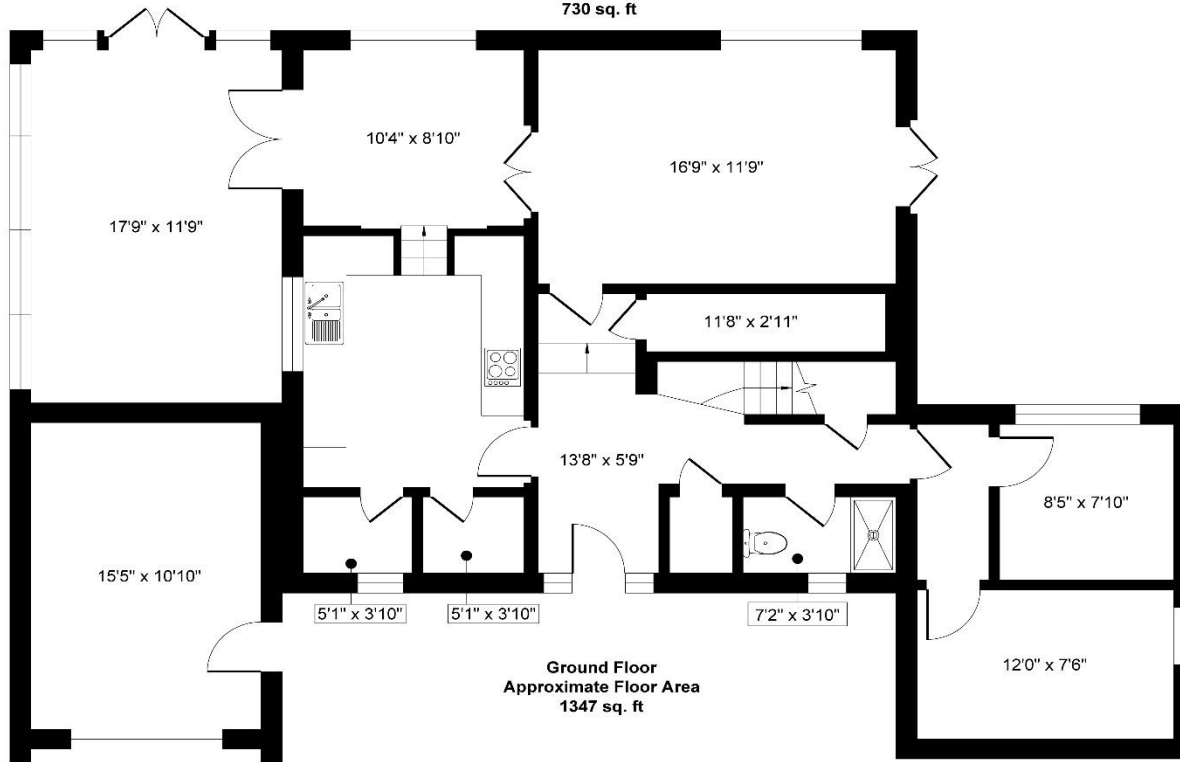




Creebridge Manse



First Floor
Approximate Floor Area
730 sq. ft



Ground Floor
Approximate Floor Area
1347 sq. ft

Approx. Gross Internal Floor Area 2077 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

