

15B High Street

Wigtown, DG8 9HH

A charming semi-detached country style cottage in a convenient location.

Offers Over: £99,995 are invited

15B High Street, Wigtown, Newton Stewart, DG8



Key Features:

- . Country style cottage
- . Well sought after location
- . Original features
- . Bright & modern bathroom
- . Brand new uPVC double glazing
- . Generous garden ground
- . Walking distance to all local amenities
- . Potential holiday let investment
- . Conservatory providing rear outlook





Property description

Located within the heart of what is known as the book-town of Dumfries & Galloway, Wigtown, sits a quaint, semi-detached cottage style property , full of charm and character. Convenient location just off the main street with a pleasant outlook over enclosed garden grounds.

The property, which is in excellent condition throughout with many features to appreciate including a compact modern kitchen, spacious lounge as well as a conservatory towards the rear providing a stunning outlook over the rear garden. A well-proportioned size bedroom leading to a fresh and modern shower room. Of traditional construction under a slate roof also benefitting from full double glazing and electric storage heating. This property would suit a variety of uses and viewing is to be thoroughly recommended.

Wigtown is Scotland's National Book Town and is the gateway to the Machar's. Local amenities include a wide range of independent bookshops. There are plenty of places to eat out within the town. Situated seven miles south of Newton Stewart, Wigtown is well placed for exploring the Machar's peninsula. Other local attractions include 'Bladnoch Distillery' which attracts many visitors. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. a great place for wildlife spotting and stunning views. St Medan Golf course can be found less than a mile from the village.

All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools. This property would make an ideal second home/ holiday let investment.



Accommodation

Hallway

Front entrance into hallway providing full accommodation access with electric storage heater, built in storage as well as loft hatch access and integrated smoke alarm.

Lounge

Generous sized lounge with access into kitchen, double glazed window, feature electric fire as well as TV point and integrated smoke detector.

Kitchen

Compact kitchen with tiled flooring as well as access to conservatory with floor and wall mounted units. Integrated electric oven and hob and extractor fan, stainless steel sink, double glazed window and plumbing for washing machine.

Conservatory

Fully double-glazed conservatory to the rear providing an outlook over rear garden ground, mains powered and tiled flooring as well as access to garden.

Shower Room

Bright and modern shower room with walk in mains shower, toilet and WHB, splash panel boarding and marble style countertop with built in storage. Velux window and heated towel rack.

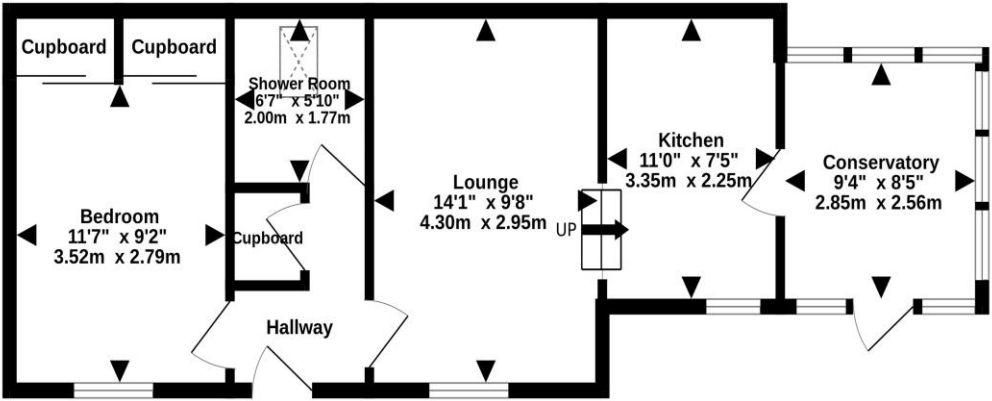
Bedroom

Spacious double bedroom with plug in electric heater, double glazed window and built in storage

Garden

Concrete pathway providing shared access with neighbour to each garden space comprising of planting borders with heading, concrete patio area and well-maintained lawn area and garden shed.

Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



NOTES

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

COUNCIL TAX

Band A

EPC RATING

F-31

SERVICES

Mains electricity, water and drainage.

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.

