



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

**20a LOCHANCROFT LANE,  
WIGTOWN  
DG8 9HZ**





**FIRST FLOOR FLAT CLOSE TO WIGTOWN CENTRE IN  
NEED OF SOME MODERNISING BUT HAS GREAT  
POTENTIAL FOR INVESTMENT, BUY TO LET, AIR BnB  
DUE TO PROXIMITY TO BOOK TOWN  
ACCOMMODATION COMPRISES:  
HALL with ample storage, DOUBLE BEDROOM,  
BATHROOM, SITTING ROOM and KITCHEN DINER  
DOUBLE GLAZED.  
NIGHT STORE/ELECTRIC HEATING  
SHARED DRYING AREA. SHARED PARKING  
OFFERS AROUND £52,000**



Shared Entrance with automatic lighting. Rear door to drying area.

Landing with lockable walk in store with power. Timber door to

Hallway 0.9 x 3 and 0.99 x 0.89m with night store heater, power point, ceiling, light smoke alarm and hatch to loft space. Built-in cupboard with hot water tank. Further built-in storage cupboard with electricity meters, fuses, consumer unit. Walk in store 0.97 x 2.7m with light, cloak rail and shelving.

Bedroom 2.73 x 3.27m with side UPVC DG window with a view to hills, power points, TV connection, Dimplex wall heater, built-in wardrobe with hanging rail. Ceiling light

Bathroom 1.68 x 1.9m front opaque DG window with fitted roller blind, white WC, wash hand basin, panelled bath with mixer head on taps, wall tiling, chrome shower curtain rail. Ceiling light, vinyl flooring and wall mounted Dimplex fan heater

Sitting room 4.96 x 3.26 down to 2.92m good size space with large side UPVC DG window, vertical blind, TV connections, power points, ceiling light, smoke alarm, night store heater and telephone point. Opaque fixed panel and door to

Kitchen Diner 3.26 x 2.66m with front UPVC DG window with vertical blind overlooking playground. Stainless steel sink, base and wall cupboards in grey painted finish, contrasting worktops, space for

**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.

electric cooker, space and plumbing for washing machine, power points, cooker point, night store heater, ceiling light and heat detector. Built-in shelved pantry. Vinyl flooring.

### **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**

D - 61

### **SERVICES**

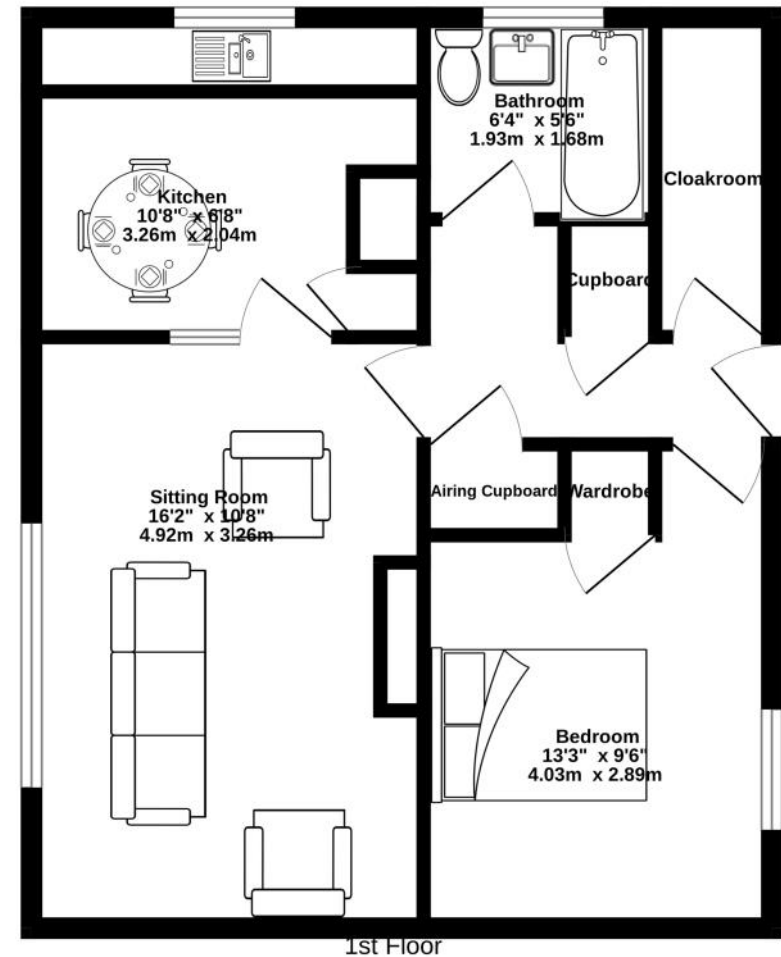
Mains electricity, water & drainage. Night store and electric panel heating.

### **VIEWING ARRANGEMENTS**

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

### **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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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