



# GAP

galloway & ayrshire properties

**22 Bank Street, Wigtown**

Newton Stewart

Offers Over £175,000







## 22 Bank Street

Wigtown, Newton Stewart

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 14 miles from the village.

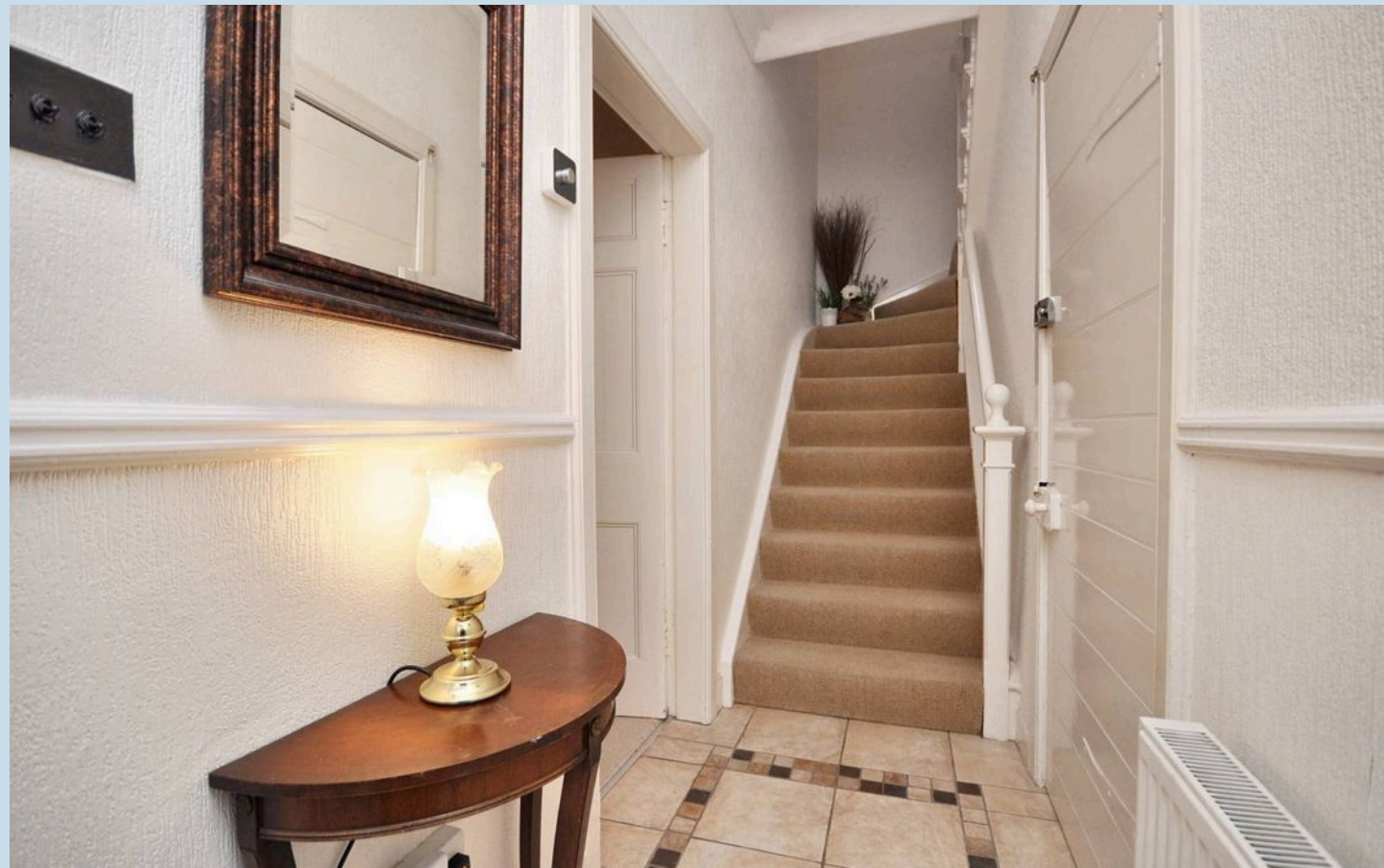
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

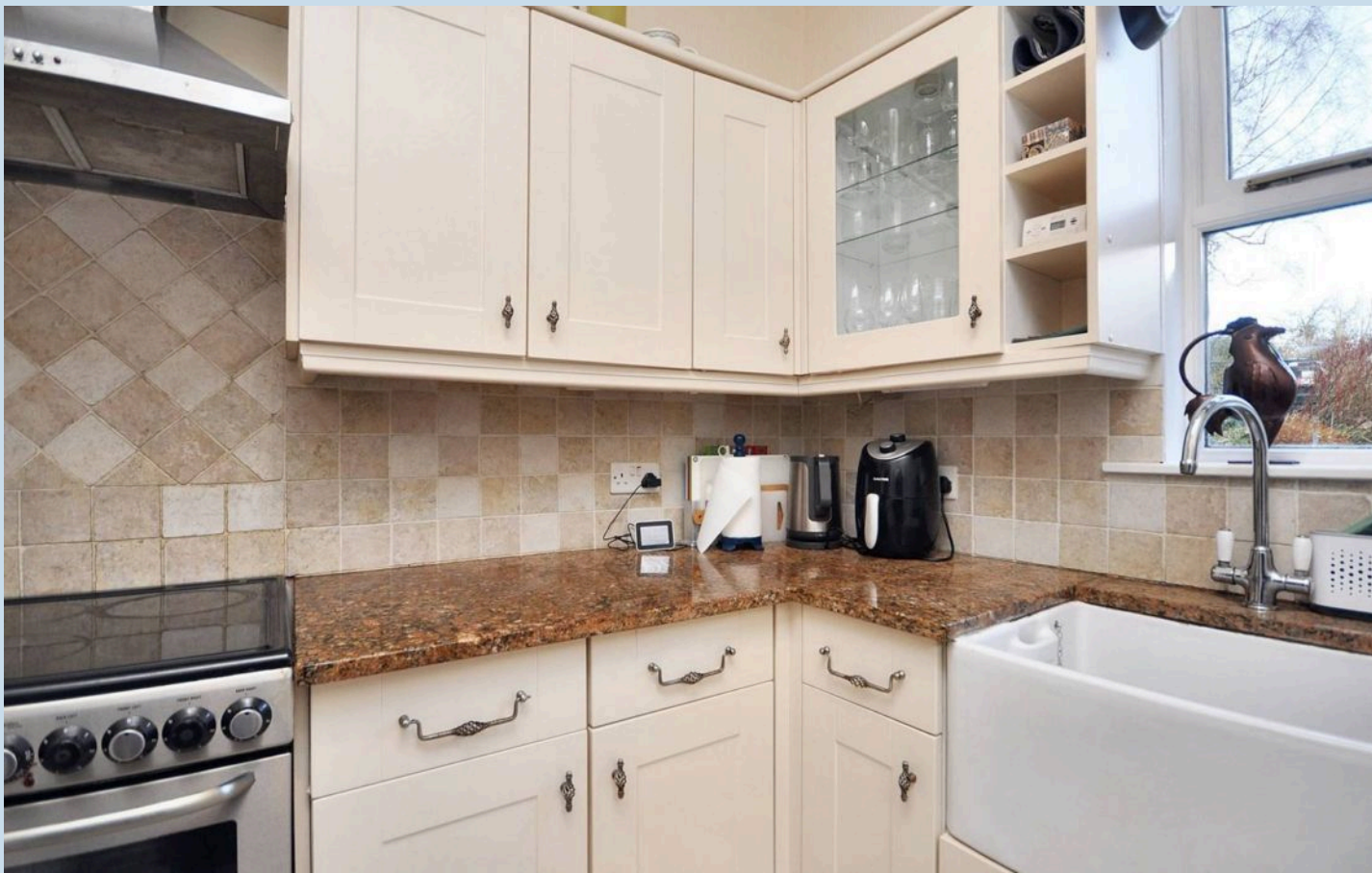
- Traditional features
- Walk in condition
- Prime location
- Fully enclosed garden ground
- Two double bedrooms
- Walking distance to all amenities
- Oil fired central heating
- Stunning views over Wigbay & beyond.











## 22 Bank Street

Wigtown, Newton Stewart

Situated in a prime location, this charming 2-bedroom mid-terraced house offers traditional features and modern comfort in equal measure. The property boasts a fully enclosed garden ground, providing a private retreat, ideal for relaxation or entertaining.

With a walk-in condition, the house features two generously sized double bedrooms, perfect for accommodating guests or family members. The property benefits from oil fired central heating, ensuring warmth and comfort throughout the year.

Conveniently located within walking distance to all amenities, residents will enjoy easy access to shops, restaurants, and local services. This property presents an excellent opportunity for those seeking a home providing stunning views over the sea and countryside beyond. With its classic appeal and desirable features, this property is sure to capture the attention of those looking for a cosy and welcoming home in a thriving community. Schedule a viewing today to experience the charm and potential this property has to offer.











### Hallway

Entrance porch leading into hallway providing access to full living accommodation. Central heating radiator as well as access to side pend/ passageway to rear garden. Stairs providing access to upper level accommodation.

### Lounge

15' 1" x 10' 8" (4.61m x 3.24m)

Bright and spacious lounge towards front of property with large double glazed sash and case style window with central heating radiator as well as feature fireplace currently housing electric stove burner.

### Sitting room

15' 1" x 11' 2" (4.61m x 3.40m)

Sitting room heading towards rear of property with large double glazed sash and case style window providing rear outlook over garden grounds. Central heating radiator and feature wood burning stove as well as access into rear kitchen.

### Kitchen

8' 7" x 7' 3" (2.62m x 2.21m)

Rear extension comprising of a fully fitted kitchen with both floor and wall mounted units with double glazed window providing rear outlook as well as access via timber door to rear garden. Belfast style sink with mixer tap, space for oven/cooker and central heating boiler.

### Landing

Open landing providing access to all upper level accommodation with central heating radiator, 2 x Velux windows as well as loft hatch access via motorised door and ladder. The loft has been floored as well as having an ample supply of power sockets also.





**Bathroom**

10' 1" x 9' 11" (3.07m x 3.03m)

Bright and spacious bathroom on the upper level comprising of separate bath, toilet and WHB as well as walk in corner shower cubicle, double glazed window and vintage style central heating radiator.

**Bedroom 1**

13' 5" x 12' 0" (4.09m x 3.65m)

Spacious double bedroom on the upper level with double glazed window providing front outlook over Wigbay and beyond. Central heating radiator also.

**Bedroom 2**

15' 6" x 8' 4" (4.73m x 2.55m)

Double bedroom on the upper level towards the rear of the property with large Velux window as well as central heating radiator.

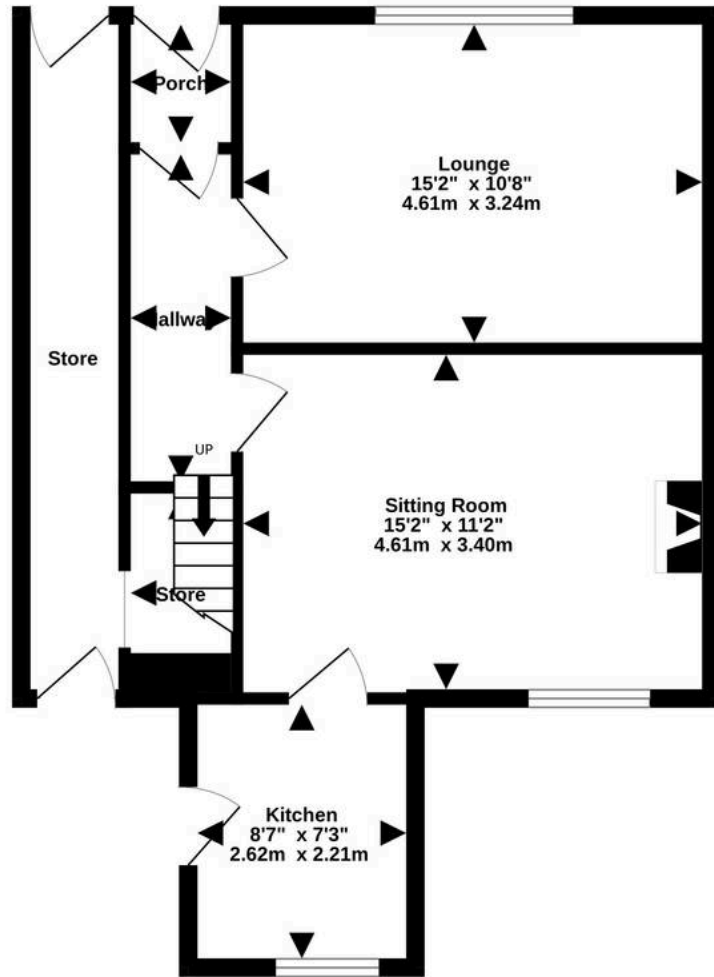
**Garden**

Generous sized, fully enclosed garden to the rear of the property with large maintained lawn area, border hedging, stone walls and planting borders as well as gravel patio area and gravel pathway up the garden. Garden shed and oil tank also.

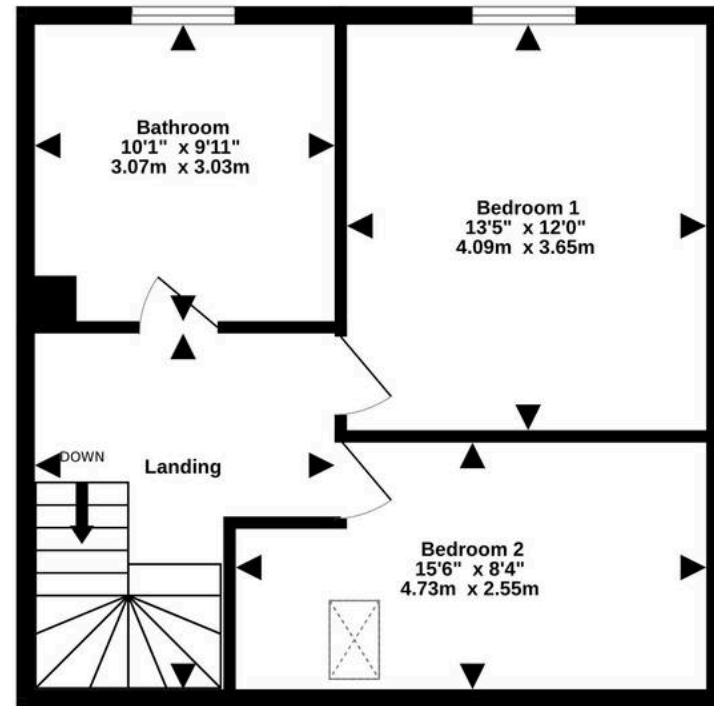




Ground Floor  
534 sq.ft. (49.6 sq.m.) approx.



1st Floor  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025





## Galloway & Ayrshire Properties

Galloway & Ayrshire Properties, 28 Victoria Street – DG8 6BT

01671 402104

[galloway@gapinthemarket.com](mailto:galloway@gapinthemarket.com)

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

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

