



28 High Street, Wigtown

Newton Stewart

Offers Over £105,000







## 28 High 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.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Conveniently located
- Walk in condition
- Enclosed/ easily maintained garden grounds
- Walking distance to all local amenities
- Oil fired central heating
- Successfully operating holiday let
- Ideal 2nd/ holiday home investment
- Generous storage space

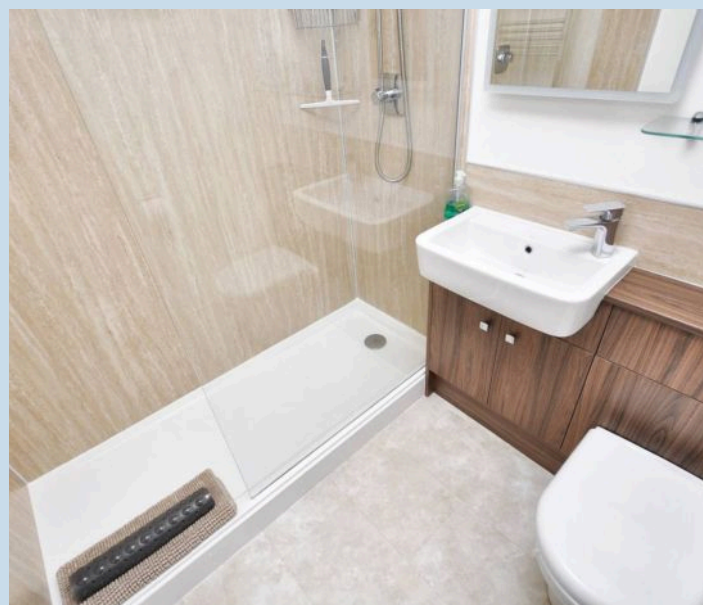






In a desirable location, this charming 1 bedroom terraced cottage offers a unique opportunity for those seeking a convenient and comfortable living space. Boasting walk-in condition, this property features enclosed garden grounds that are easily maintained, providing a tranquil outdoor retreat. Furthermore, this property boasts a successful track record as a holiday let, making it an ideal investment option for buyers looking to acquire a second home or holiday rental property. The interior is accented by oil-fired central heating and generous storage space, ensuring practicality and functionality for every-day living.

Located within walking distance of all local amenities, residents can enjoy the convenience of nearby shops, cafes, and more, making this property a truly desirable find for those looking for a blend of comfort and accessibility in a picturesque setting. Outside, the property offers on-street parking, adding to the convenience and practicality of this inviting cottage. With its combination of modern amenities, versatile living spaces, and attractive outdoor areas, this property presents an excellent opportunity for buyers looking to invest in a cosy and well-maintained home with potential for multiple uses. Don't miss out on the chance to make this delightful cottage your own retreat in a welcoming community that offers both serenity and convenience.











### **Entrance hall**

Front entrance to property leading into ground floor hallway with access into ground floor living accommodation as well as stairs providing access to upper level accommodation.

### **Kitchen/ Dining Area**

17' 0" x 11' 9" (5.17m x 3.59m)

Open plan kitchen and dining area to front of property in excellent condition, fully fitted with modern appliances as well as floor and wall mounted units. Integrated 'Samsung' electric fan oven and grill as well as induction hob and extractor. Stainless steel sink with mixer tap and integrated dishwasher, space for stand alone fridge freezer and central heating radiator. Double glazed sash and case window to front as well as built in storage and access to shower room and lounge to rear.

### **Shower Room**

6' 8" x 5' 7" (2.03m x 1.71m)

Generous sized modern shower room with walk in mains shower and splash panel boarding. Separate toilet and WHB with fitted cabinets and central heated towel rack.

### **Lounge**

12' 6" x 11' 9" (3.82m x 3.59m)

Towards rear of property, spacious lounge with double glazed French uPVC doors to rear giving access to rear garden patio. Central heating radiator, TV point as well as pull down ladder access to generous sized attic space, ideal for storage.

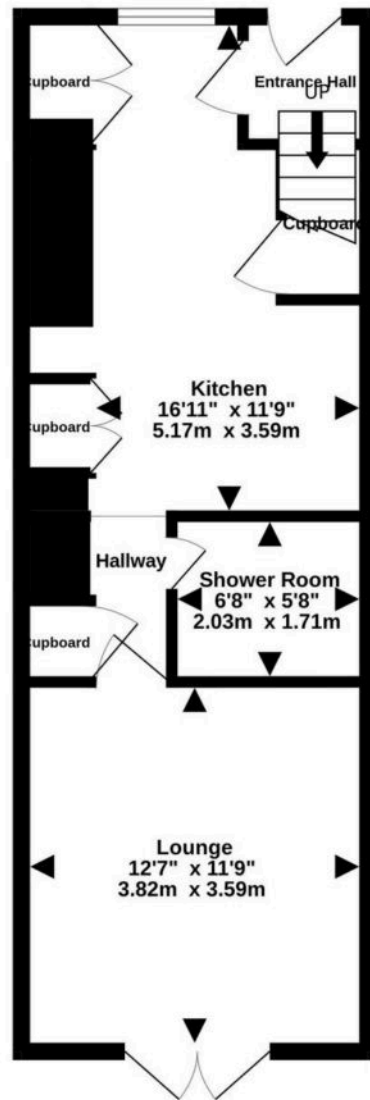
### **Bedroom**

15' 2" x 7' 10" (4.63m x 2.40m)

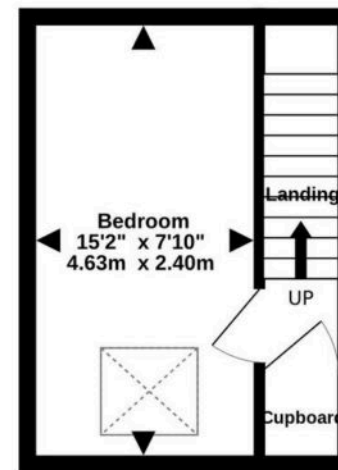
Double bedroom on the upper level accessed via small landing with built in storage. Bedroom comprises of large Velux window as well as central heating radiator. Spacious and bright accommodation.



Ground Floor  
389 sq.ft. (36.2 sq.m.) approx.



1st Floor  
164 sq.ft. (15.3 sq.m.) approx.







## Galloway & Ayrshire Properties

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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.

