



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

6 New Road  
Wigtown  
DG8 9JE



**FIRST FLOOR FLAT CLOSE TO WIGTOWN CENTRE  
POTENTIAL FOR INVESTMENT, BUY TO LET, AIR BnB  
DUE TO PROXIMITY TO BOOK TOWN  
ACCOMMODATION COMPRISES:  
HALL with walk in storage, DOUBLE BEDROOM,  
SHOWER ROOM, SITTING ROOM and KITCHEN DINER  
DOUBLE GLAZED.  
SHARED DRYING AREA. SHARED PARKING  
OFFERS AROUND £55,000**



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

Landing with lockable walk in store. Double glazed panelled door to

Hallway with fitted roller blind, radiator, power point, ceiling light, smoke and heat detection, hatch to the loft space, CH control, built-in cupboard housing the electric wet central heating system, meters and consumer unit. Further built-in cupboard housing the hot water tank with shelving. Carpet.

Bedroom 3.87 x 2.7m max front DG window with fitted vertical blinds, carpet, ceiling light, radiator, power point and built-in wardrobe with hanging rail.

Store Walk in storage area with hanging rail, cloak rail and ceiling light

Shower room 1.9 x 1.67m with large corner entry shower and Mira electric unit, corner cupboard, WHB, WC, radiator, ceiling spotlights, light with extractor, tiled floor, opaque DG window

Sitting Room 4.92 x 3.27m good size room with large front DG windows with fitted vertical blinds, ceiling light, wall lights, heat detector, power points, TV aerial connection. Feature stone fireplace with polished stone heath for electric insert Fire, radiator. Access to

**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.

**Kitchen** 2.68 x 3.17m with large rear DG window, vertical blinds and views to farmland and hills. Range of base and wall cupboards in light wood effect finish, stainless steel sink with mixer tap, plumbed for washing machine. Built-in ceramic hob and oven, extractor unit, open shelving, ceiling spotlights, heat detector, radiator and vinyl flooring. Ample space for small table. Power points and cooker point

### **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**

E - 49

### **SERVICES**

Mains electricity, water & drainage. Central heating by modern electric boiler.

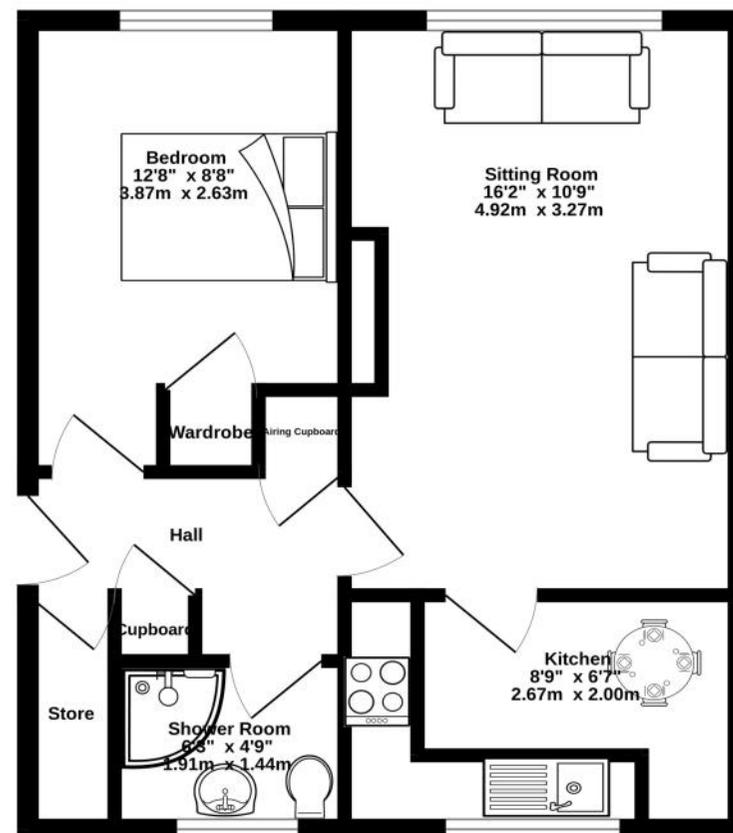
### **VIEWING ARRANGEMENTS**

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.

First Floor  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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