



1 Lilico Loaning, Wigtown

Newton Stewart



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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: F

EPC Environmental Impact Rating: F

- Detached bungalow
- Recently installed Air Source central heating
- Fully double glazed
- Off road parking
- Conservatory to the rear
- Recently installed solar panels (fully registered)
- Views over Galloway Hills & beyond
- Two spacious double bedrooms
- Well maintained garden grounds







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Placed in a picturesque location with stunning views over the Galloway Hills and beyond, this charming detached bungalow offers a tranquil retreat for those seeking peace and serenity. The property boasts a recently installed Air Source central heating system, fully double glazed windows ensuring warmth and energy efficiency, and off-road parking for added convenience. Step inside to discover a bright and welcoming interior, featuring a conservatory to the rear that floods the living spaces with natural light. Two spacious double bedrooms provide comfortable accommodation, while the well-maintained garden grounds offer a peaceful outdoor oasis for residents to enjoy.

The outside space of this property is a true gem, with fully enclosed garden grounds encompassing a concrete panel patio and pathways, gravel borders, a greenhouse, and a separate garden shed. A stone dyke border wall adds character and charm, while planting borders and shrubbery create a lush and inviting atmosphere. To the front of the property, the garden grounds feature a paved pathway and driveway for off-roading parking, bordered by a gravel border with plants and shrubbery, as well as a border brick wall. The paved driveway at the front of the property allows for additional off-road parking, making this home ideal for those who love to entertain or simply appreciate the beauty of outdoor living spaces. Don't miss the opportunity to make this stunning property your own and enjoy the peaceful surroundings and breath-taking views it has to offer.





Hallway

Front entrance porch leading into spacious hallway giving access to full living accommodation. Central heating radiator.

Lounge

15' 5" x 11' 9" (4.69m x 3.58m)

Generous sized lounge to front of property with large double glazed window to front, providing outlook over Galloway Hills & beyond. Feature electric fire place as well as TV point and central heating radiator.

Bedroom

13' 6" x 10' 11" (4.11m x 3.32m)

Spacious double bedroom to front of property with large double glazed window providing front outlook as well as central heating radiator.

Bedroom

14' 4" x 10' 4" (4.38m x 3.14m)

Spacious double bedroom to rear of property with large double glazed window providing rear outlook over garden grounds as well as central heating radiator.

Shower Room

7' 9" x 5' 7" (2.37m x 1.69m)

Wet room style shower room to rear of property comprising of walk in electric shower with splash panel boarding as well as separate toilet and WHB with wall mounted mirrored cabinet. Double glazed window and tiled walls.

Dining Kitchen

12' 0" x 10' 9" (3.67m x 3.27m)

Fully fitted dining kitchen with both floor and wall mounted units to include stainless steel sink, fitted electric oven and cooker with fitted extractor and under counter fridge and freezer. Plumbing for washing machine as well as central heating radiator. Double door access to rear conservatory as well as outside access.

Conservatory

10' 9" x 9' 4" (3.27m x 2.84m)



Conservatory

10' 9" x 9' 4" (3.27m x 2.84m)

Extension to the rear allowing for a generous sized conservatory with full UPVC double glazing providing a full outlook over rear garden grounds as well as UPVC French doors giving outside access. TV point and built in storage.

Garden

Fully enclosed garden grounds to the rear comprising of concrete panel patio and pathways as well as gravel borders giving access to greenhouse and separate garden shed. Stone dyke border wall as well as planting borders and shrubbery.

Garden

Garden grounds to front of property with paved pathway and driveway for off roading parking. Gravel border with plants and shrubbery also as well as border brick wall.

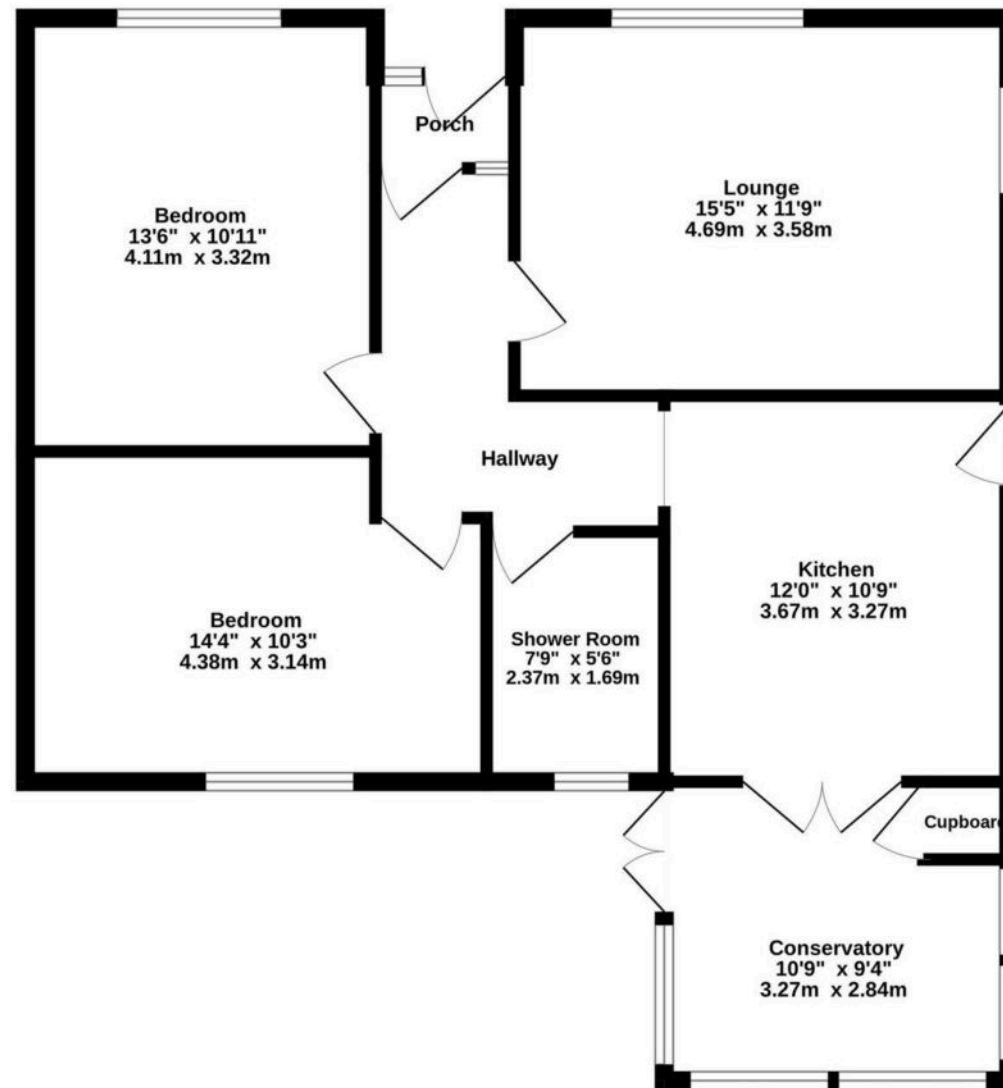
DRIVEWAY

1 Parking Space

Paved driveway to front of property allowing for off road parking.



Ground Floor
820 sq.ft. (76.2 sq.m.) approx.





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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.