



**4 The Orchard Southfield Lane, Wigtown**

Newton Stewart

Offers Over **£285,000**



## 4 The Orchard Southfield Lane

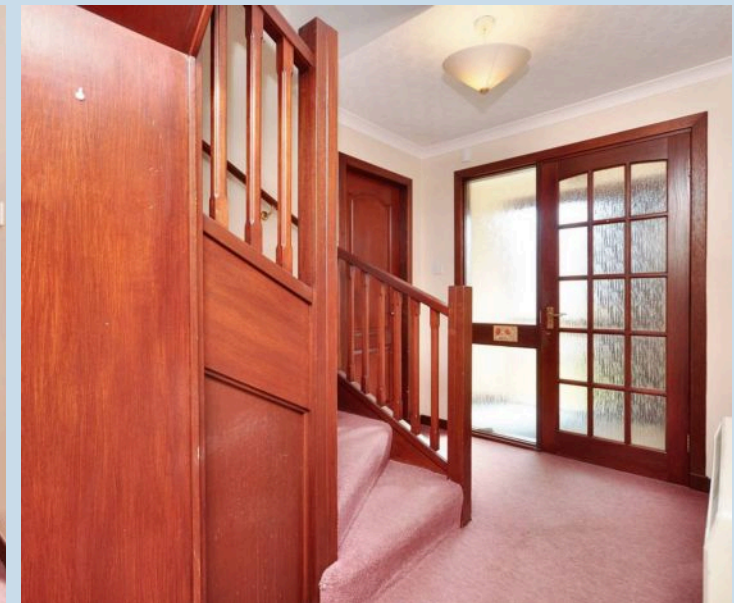
Wigtown, Newton Stewart

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: F

Tenure: Freehold

- Substantial detached property
- Ideal family home
- Views over Wigtown Bay & beyond
- Integral garage
- Off road parking
- Well maintained garden grounds
- Spacious and comfortable accommodation
- 5 Bedrooms
- Ground floor WC







## 4 The Orchard Southfield Lane

Wigtown, Newton Stewart

Nestled in a sought-after location, this substantial 6 bedroom detached house with views over Wigtown Bay & beyond offers an ideal family home for those seeking luxurious living. Boasting well-maintained garden grounds, an integral garage, and off-road parking, this property is a blend of elegance and comfort. The spacious and comfortable accommodation spans across two levels, offering six bedrooms, a ground floor WC, and ample living space for family gatherings and entertaining guests.

Moving outside, the enchanting exterior of this property offers a perfect retreat for outdoor living. The enclosed garden ground to the rear features a concrete pathway, planting borders, and a stone wall, creating a serene and private outdoor space. The front garden is equally impressive, with a generous off-road parking area, a maintained lawn with planting borders, a large tarmac driveway, and a fenced border. Additionally, the large tarmac driveway leads to the integral garage, providing space for approximately three vehicles, and is equipped with an electric up and over front door, concrete flooring, and direct access into the property. An exceptional property that ticks all the boxes for a discerning buyer seeking both style and functionality.





### Hallway

Front entrance porch into hallway giving access to full ground level living accommodation with electric storage heater as well as built in storage. Stairs giving access to upper level accommodation.

### Lounge

15' 1" x 14' 8" (4.59m x 4.48m)

Spacious lounge to front of property with large double glazed window to front as well as two electric storage heaters and feature electric fire. Double door access into dining area towards the rear.

### Dining room

11' 6" x 10' 7" (3.51m x 3.22m)

Dining room accessed via lounge heading towards rear of property with double door access to front lounge as well as double door access to rear extension. Electric storage heater and access to dining kitchen also.

### Conservatory

11' 2" x 9' 9" (3.40m x 2.98m)

Extension to the rear allowing for a conservatory overlooking the rear garden grounds. Fully double glazed with access into rear garden as well as mains power and electric storage heater.

### Dining kitchen

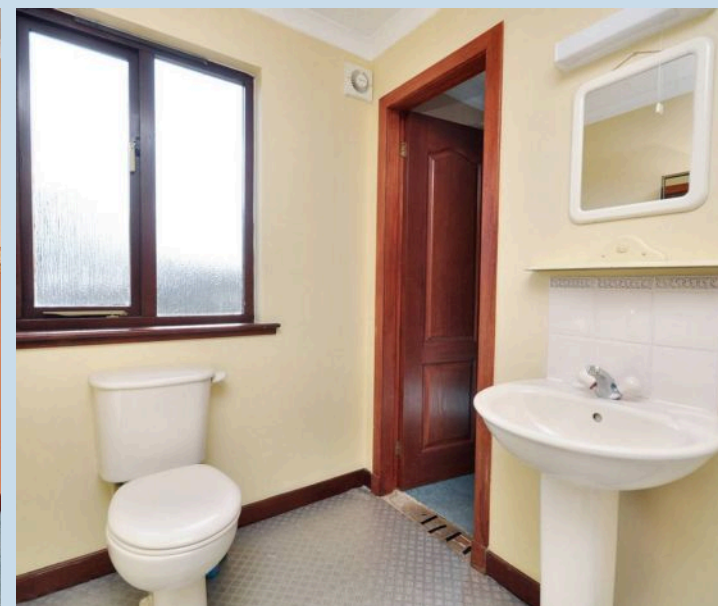
16' 6" x 10' 7" (5.04m x 3.22m)

Spacious dining kitchen to rear of property, fully fitted with both floor and wall mounted units as well as integrated electric fan oven and extractor. Plumbing for washing machine, composite sink with mixer tap and two double glazed windows as well as electric storage heater. Access to utility space also.

### Utility room

10' 3" x 6' 2" (3.13m x 1.87m)

Utility room to the rear of property accessed off of kitchen with built in storage, fitted units and wall mounted shelving. Double glazed window to rear, stainless steel sink with mixer tap. Leading to rear access to integral garage as well as rear outside access.





#### **Laundry room**

To the rear of property accessed off of utility space, a well proportioned room with wall mounted shelving and loft hatch access. Double glazed window to the rear also.

#### **Shower room**

10' 4" x 6' 2" (3.16m x 1.87m)

Ground floor shower room comprising of cubicle for electric shower, separate toilet and WHB and double glazed window. Access off hallway as well as access into ground floor bedroom.

#### **Bedroom**

14' 8" x 10' 3" (4.48m x 3.13m)

Spacious double bedroom on the ground floor with double glazed window to the front, electric storage heater as well as generous built in storage. Direct access to ground floor shower room also.

#### **Landing**

Open landing providing access to full upper level accommodation. Large Velux window bringing natural light as well as electric storage heater.

#### **Bedroom**

12' 11" x 11' 5" (3.94m x 3.48m)

Spacious double bedroom on the upper level with double glazed window providing front outlook with views over Wig Bay & beyond. Electric storage heater and generous built in storage.

#### **Bedroom**

15' 1" x 12' 0" (4.59m x 3.65m)

Spacious double bedroom on the upper level with double glazed window providing front outlook with views over Wig Bay & beyond. Electric storage heater and generous built in storage.

#### **Bedroom**

11' 6" x 8' 2" (3.51m x 2.48m)

Double bedroom on the upper level towards rear of property with large Velux window as well as electric radiator and built in storage.





**Bedroom/ Dressing room**

11' 5" x 7' 2" (3.48m x 2.18m)

Bedroom/ potential dressing room on the upper level with large Velux window as well as electric storage heater and access to further bedroom.

**Bedroom**

16' 4" x 12' 11" (4.97m x 3.94m)

Spacious double bedroom on the upper level with large Velux window to the front as well as electric storage heater and access to eves storage.

**Bathroom**

7' 9" x 7' 8" (2.36m x 2.34m)

Generous sized bathroom on the upper floor comprising of separate bath with toilet and WHB. Velux window as well as access to boiler.

**Rear Garden**

Enclosed garden ground to the rear comprising of concrete pathway, planting borders and stone wall as well as border hedging.

**Front Garden**

Spacious front garden with generous off road parking and maintained lawn with planting borders, large tarmac driveway and concrete pathway to front entrance as well as fenced border.

**DRIVEWAY**

3 Parking Spaces

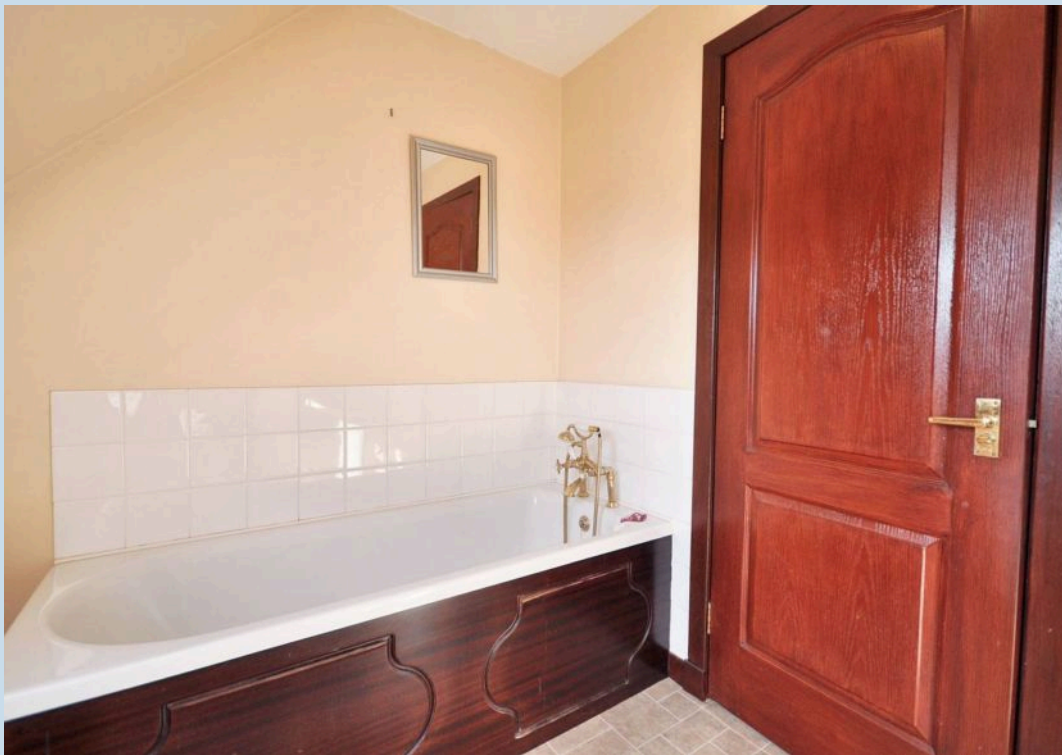
Large tarmac driveway giving access to front entrance to integral garage allowing for approx. 3 vehicles.

**GARAGE**

Single Garage

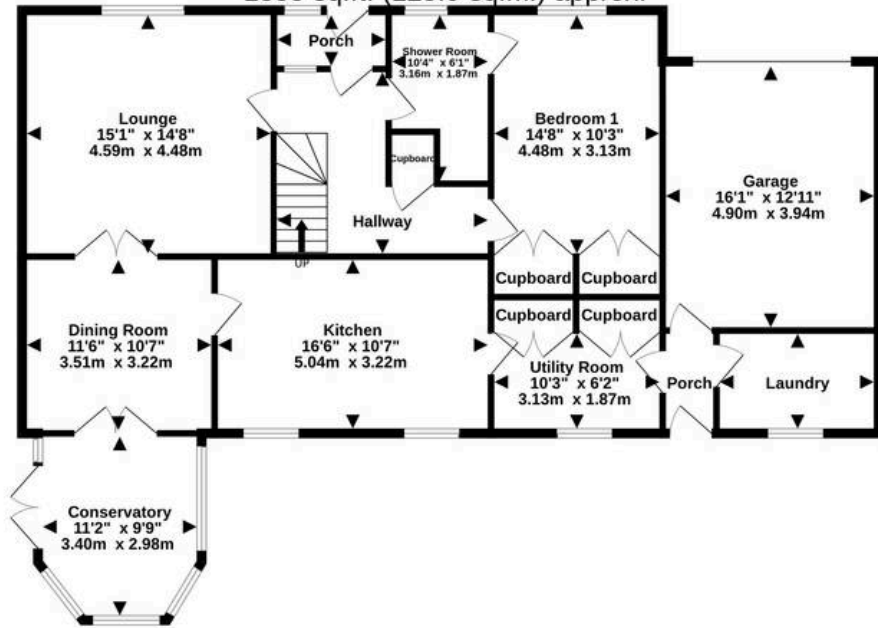
Integral garage with electric up and over front door, concrete flooring as well access into property.



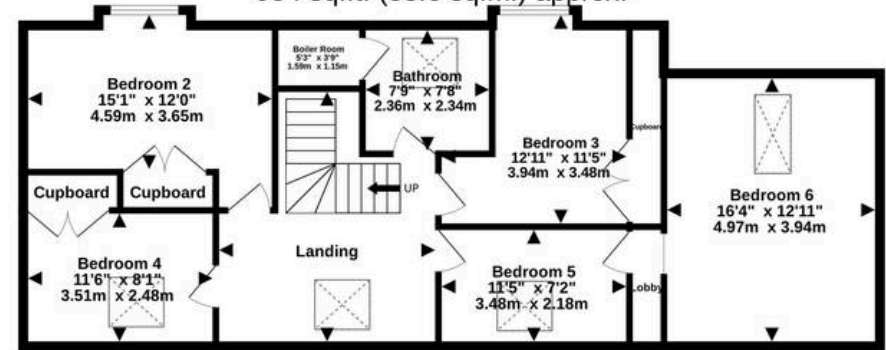




Ground Floor  
1355 sq.ft. (125.9 sq.m.) approx.



1st Floor  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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.

