



**'Edinard', 1 Maidland Place, Wigtown**

Newton Stewart, DG8 9EU

Offers Over £260,000 are invited.

The property is situated within the historic town of Wigtown, Scotland's National Book Town, located in the heart of Dumfries & Galloway. Renowned for its charming character and vibrant cultural scene, Wigtown offers a unique blend of traditional town living and scenic rural surroundings. The town provides a range of local amenities including independent shops, cafés, primary schooling, and everyday services, while also hosting the annual Wigtown Book Festival, attracting visitors from across the UK and beyond. Surrounded by rolling countryside and lying close to the shores of Wigtown Bay, the area is ideal for those who enjoy outdoor pursuits, with opportunities for walking, cycling, and wildlife watching readily available. For a wider range of amenities, the nearby town of Newton Stewart is just a short drive away, offering supermarkets, secondary schooling, healthcare facilities, and additional leisure options. Wigtown's peaceful setting, strong sense of community, and accessibility to the wider region make it an appealing location for a variety of buyers seeking a relaxed lifestyle within a picturesque part of southwest Scotland.

- Well presented detached family home
- 4 bedrooms (flexible family layout)
- Bright and spacious accommodation throughout
- Modern fitted bathroom with separate shower
- Large rear garden with patio and lawn
- Generous driveway providing off-street parking
- Integral Garage
- Elevated views over Wigtown Bay & beyond
- Quiet and popular residential location
- Additional plot may be available through separate negotiation



Situated within a popular and well-established residential area, this well-presented detached house offers spacious and versatile accommodation, ideally suited to a range of buyers including families, downsizers, or those seeking comfortable and spacious accommodation. The property is accessed via a welcoming entrance vestibule, leading through to a bright and well-proportioned interior. The accommodation comprises a generous lounge, filled with natural light from a large front-facing window, providing an ideal space for relaxation. There is a modern fitted kitchen offering a good range of base and wall-mounted units along with ample workspace, making it both practical and functional for everyday use. The property benefits from four well-sized bedrooms, all offering flexibility depending on the buyer's needs, whether as sleeping accommodation, a home office, or additional living space. A contemporary family bathroom completes the internal accommodation, featuring a bath, separate shower enclosure, WC, and wash hand basin, finished to a modern standard.

Externally, the property enjoys excellent outdoor space. To the front, a substantial driveway provides ample off-street parking for multiple vehicles and leads to a garage, offering additional storage or workshop potential. The front garden is neatly maintained and enhances the overall kerb appeal. To the rear, the property boasts a generous and fully enclosed garden, designed with both practicality and enjoyment in mind. A large paved patio area provides the perfect setting for outdoor dining and entertaining, while a further section of lawn offers additional space suitable for families, pets, or gardening enthusiasts. Raised borders and mature planting add character and colour throughout. This is a fantastic opportunity to acquire a move-in ready home in a desirable location, offering a great balance of indoor space and outdoor living. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Well presented detached family home
- 4 bedrooms (flexible family layout)
- Bright and spacious accommodation throughout



### Hallway

Bright and welcoming entrance hallway featuring a modern uPVC door with glazed panels allowing for excellent natural light. Stylishly presented with a striped carpet runner extending through the hall and onto the staircase. Includes a feature radiator cover, useful console space, and access to the main living accommodation via a glazed internal door. Staircase to upper level.

### Lounge

14' 9" x 13' 7" (4.49m x 4.13m)

Spacious and well-presented lounge featuring a striking focal fireplace with inset stove set against a bold feature wall. Generous proportions allow for multiple seating areas, with a large front-facing window providing stunning views over Wigtown Bay and beyond. Open access leads through to the dining kitchen as well as access to side entrance/ utility space.

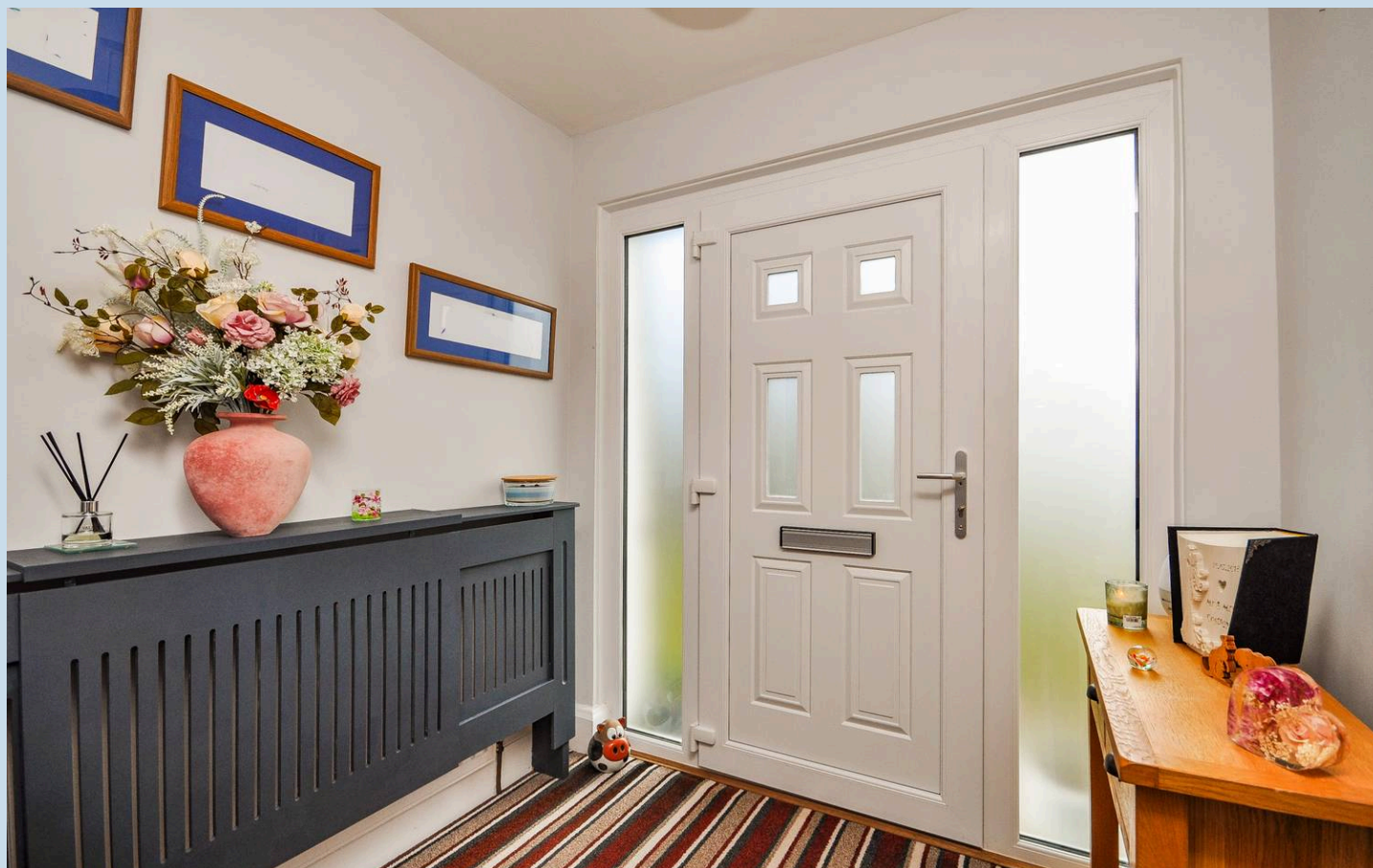
### Kitchen

13' 7" x 11' 0" (4.13m x 3.35m)

Modern and well-appointed kitchen/dining area fitted with a range of wall and base units, complemented by wooden worktops and tiled splashbacks. Features include a range-style cooker with extractor hood, ample workspace, and space for appliances including an American-style fridge freezer. A large window overlooks the rear garden, while the dining area provides an ideal space for everyday family living. Open access through to the lounge enhances the layout as well as having access to rear utility area leading to integral garage.

### Vestibule/ Utility Space

Useful side vestibule providing access to the exterior, with large windows allowing for excellent natural light and open views to the front as well as a window to the rear overlooking garden grounds. Features built-in storage and additional worktop space, ideal for laundry or everyday use. Providing front access to lounge as well as rear access to dining kitchen and integral garage.





#### **Bedroom**

10' 10" x 10' 6" (3.30m x 3.20m)

Well-proportioned bedroom offering a bright and comfortable space, with a large window allowing for excellent natural light. The room provides ample space for bedroom furniture along with a desk area, making it ideal for use as a guest room, child's bedroom or home office. Benefitting from generous built in storage also.

#### **Bedroom**

11' 0" x 10' 6" (3.35m x 3.20m)

Versatile and well-proportioned room currently utilised as a family room, offering a bright and comfortable space with a large window providing excellent natural light. Suitable for a range of uses including an additional bedroom, playroom or home office as well as benefitting from generous built in storage.

#### **Bathroom**

11' 0" x 8' 9" (3.35m x 2.67m)

A well presented and contemporary family bathroom, finished to a high standard throughout. The suite comprises a bath, WC and wash hand basin, alongside a separate shower enclosure. The space is enhanced by modern wall boarding and quality fittings with a double glazed window to the rear.

#### **Landing**

Bright and spacious landing on the upper level providing access to full first floor living accommodation as well as generous built in storage with loft hatch access.

#### **Bedroom**

15' 9" x 10' 6" (4.80m x 3.20m)

Spacious and well-presented double bedroom on the upper level featuring built-in storage and a large window allowing for excellent natural light. Offers ample space for bedroom furniture, creating a comfortable and practical living space.



### Shower Room

6' 9" x 4' 1" (2.07m x 1.25m)

Additional shower room on the upper level fitted with a walk in corner shower with electric shower head, WC and wash hand basin. Large double glazed window as well as central heating radiator.

### Bedroom

15' 9" x 13' 7" (4.80m x 4.13m)

Generous master double bedroom on the upper floor featuring extensive fitted wardrobes providing excellent storage. Bright and well-presented, with a large window allowing for plenty of natural light and ample space for additional bedroom furniture.

### Integral Garage

17' 2" x 8' 11" (5.23m x 2.73m)

A spacious integral garage with mains power as well as plumbing for washing machine. Double glazed window to the rear as well as UPVC storm door giving access to rear garden grounds. Up and over door to front.

### Garden

The property is complemented by a well maintained front garden, predominantly laid to lawn and bordered by a variety of established plants and shrubs, creating an attractive and welcoming setting. A pathway leads to the main entrance, while a driveway provides convenient off-street parking. The position of the property offers an open outlook towards Wigtown Bay and beyond.

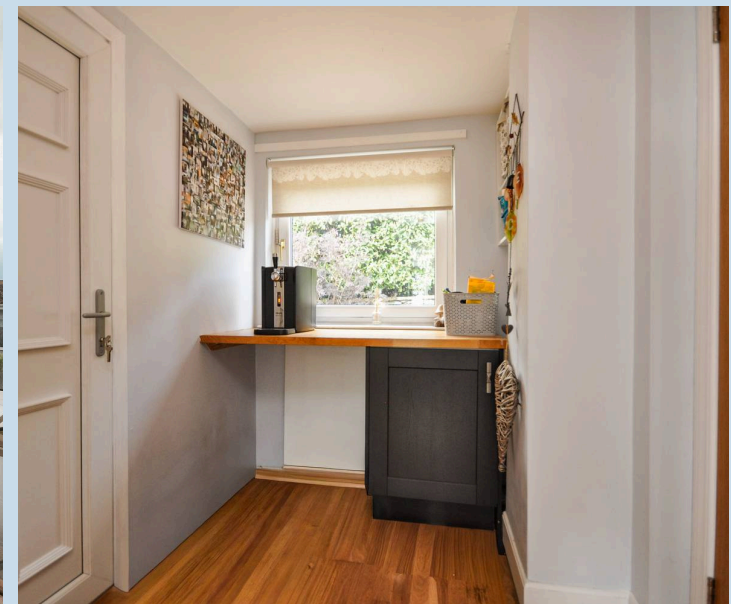
### Rear Garden

The property benefits from a generous and well-maintained rear garden, offering an excellent balance of low-maintenance outdoor space and usable lawn. A substantial paved patio area runs along the rear of the property, providing an ideal space for everyday family use. Raised planting beds add character and colour, while a further section of lawn offers additional space suitable for children or pets. The garden is fully enclosed, creating a safe and private environment, and also benefits from a timber shed providing useful external storage.

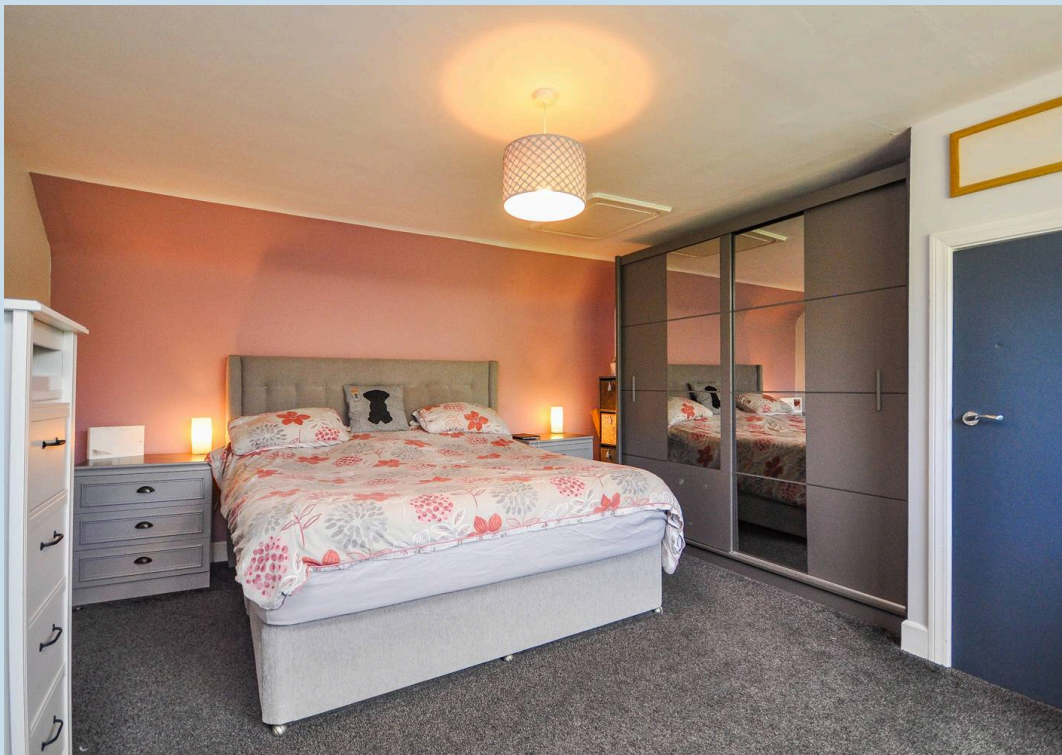
### DRIVEWAY

3 Parking Spaces

A spacious front paved driveway as well as generous sized



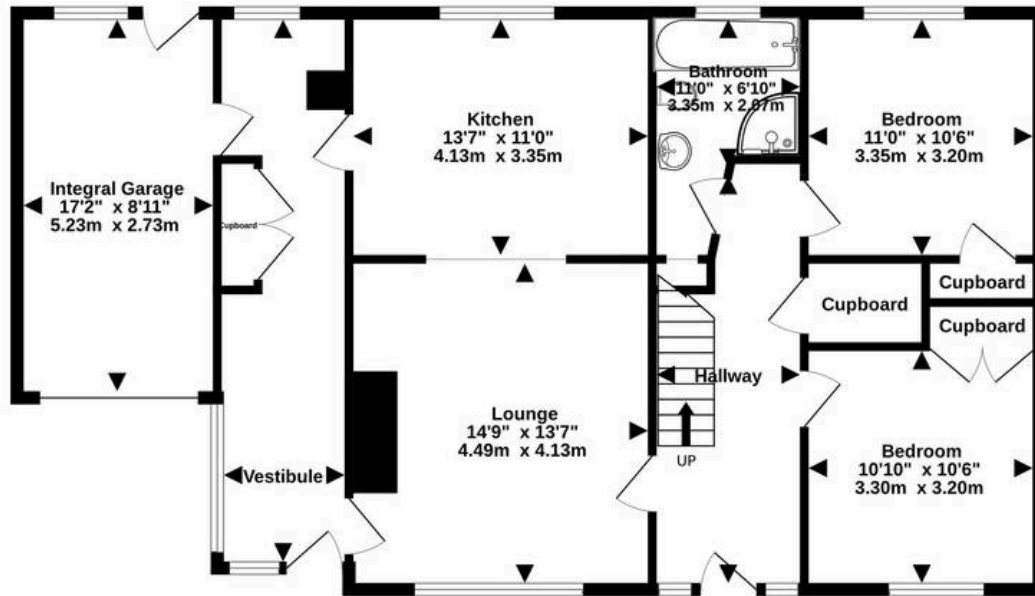




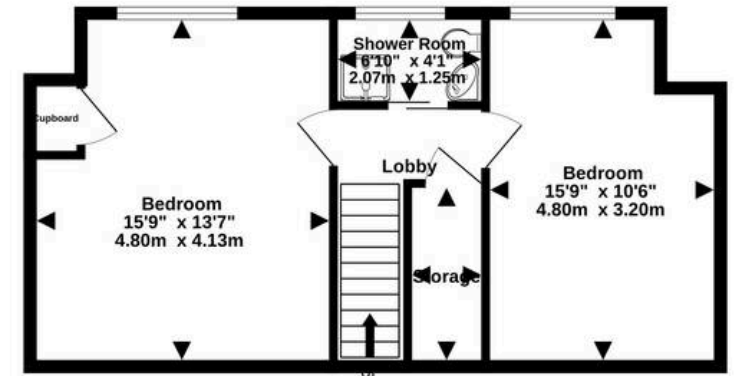




Ground Floor  
1079 sq.ft. (100.3 sq.m.) approx.



1st Floor  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

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

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

**In addition, a separate building plot is available by separate negotiation, located adjacent to the property. Full planning permission has been granted by Dumfries & Galloway Council, presenting an excellent opportunity for development, investment, or the creation of an additional dwelling.**

**COUNCIL TAX** Band E **EPC RATING** D (55)

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office.  
01671 402104

## 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.

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.

## 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. Presale 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.

