



Pennard Harbour Road, Wigtown

Newton Stewart, DG8 9EN

Offers Over - £135,000 are invited.

Pennard Harbour Road

Wigtown, Newton Stewart, DG8 9EN

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.

- Two bedroom bungalow
- Off road parking
- Sat on a generous plot
- Well sought after location
- Well proportioned accommodation
- Bright and spacious shower room
- Fully double glazed



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An exceptional opportunity presents itself with this immaculately presented 2 bedroom end of terrace bungalow situated in a well-sought after location. This charming property, featuring a bright and spacious shower room and fully double glazed windows, is sat on a generous plot and offers well-proportioned accommodation, ideal for comfortable living. The bungalow boasts off-road parking, providing convenience and practicality for residents seeking ease of access.

Outside, the property reveals a captivating outside space, encompassing a meticulously maintained garden with a concrete paved pathway leading to a raised patio area. The planting borders showcase mature flowers and shrubbery, enhancing the charm of the surroundings. Further complemented by timber panel fencing, wooden decking, and gravel borders, the outdoor area encompasses a versatile space that seamlessly transitions to the off-road parking available, ensuring both functionality and aesthetic appeal. A concrete driveway to the side of the property offers additional off-road parking, completing this inviting home's exterior features.





Hallway

Front entrance via UPVC storm door leading into spacious hallway providing access to full living accommodation. Electric storage heater as well as generous built in storage and rear access to garden grounds via UPVC storm door.

Lounge

19' 8" x 14' 6" (5.99m x 4.42m)

Generous sized lounge to front of property with two double glazed windows to front as well as large double glazed window to rear. Feature electric fire place as well as infrared panel heaters and open plan dining area.

Kitchen

11' 3" x 7' 10" (3.42m x 2.39m)

Bright and spacious kitchen to the rear of property, fully fitted floor mounted units comprising of stainless steel sink with isolated taps, plumbing for washing machine and electric cooker and hob. Tiled walls, two double glazed windows as well as infrared panel heaters.

Shower Room

7' 5" x 6' 5" (2.25m x 1.95m)

Generous sized shower room to rear of property with large walk in shower cubicle with splash panel boarding. Tiled walls as well as separate WHB, WC and bidet. Double glazed window to rear also.

Bedroom

11' 10" x 11' 8" (3.60m x 3.56m)

Generous sized double bedroom to the rear of property with double glazed window to rear as well as electric storage heater and generous built in storage.

Bedroom

15' 5" x 9' 11" (4.71m x 3.01m)

Generous sized double bedroom to the rear of property with double glazed window to rear as well as infrared panel heater and generous built in storage.



GARDEN

Sit on a generous plot benefitting from well maintained garden grounds comprising of concrete paved pathway and raised patio as well as planting borders boasting mature flowers and shrubbery. Timber panel fencing as well as wooden decking and gravel borders leading round to off road parking.

DRIVEWAY

1 Parking Space

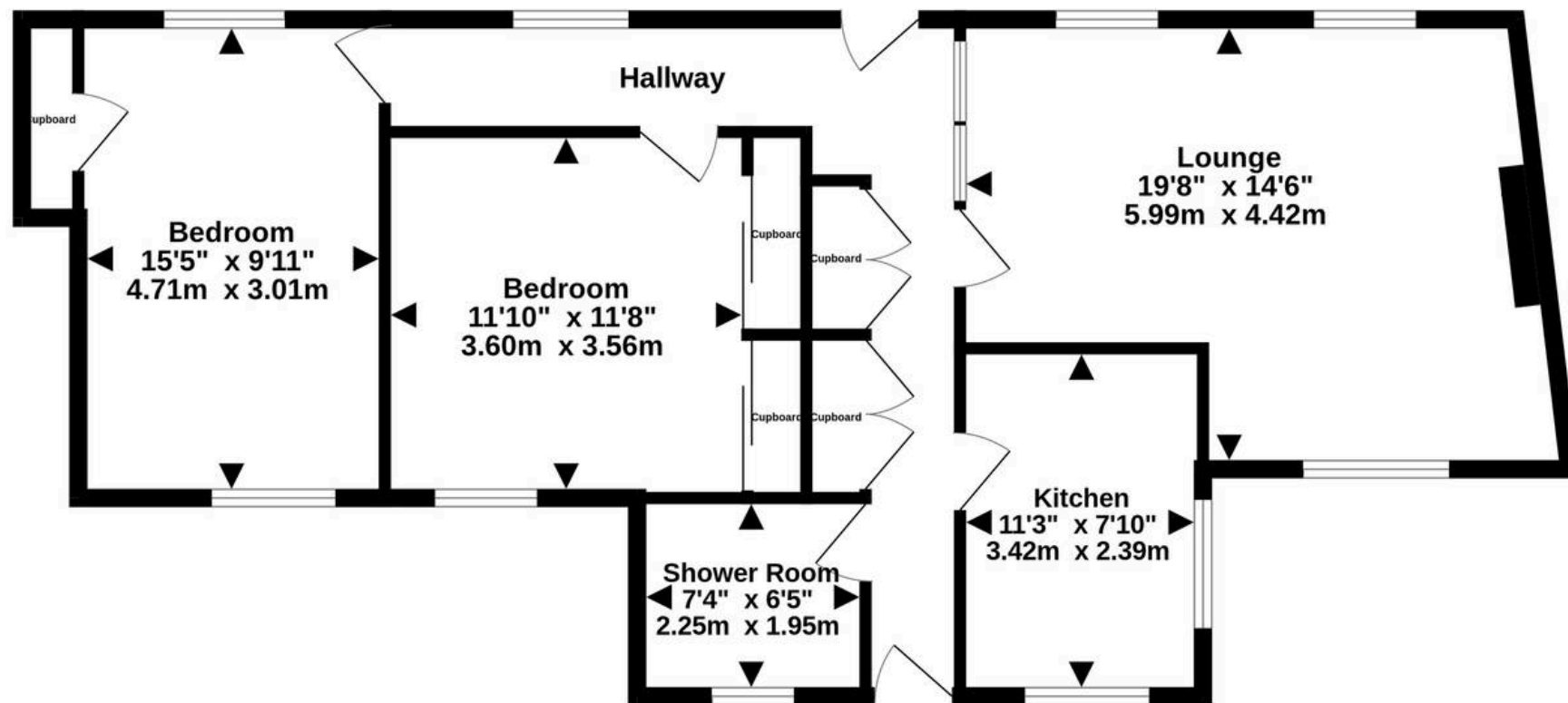
To side of property, concrete driveway to allow for off road parking.







Ground Floor
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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.

COUNCIL TAX Band C **EPC RATING** F(37)

SERVICES

Mains electricity, water & drainage.

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.

