



**Soor'Ock,
Harbour Road,
Wigtown,
DG8 9EN**

EPC =D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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THE OLD BANK

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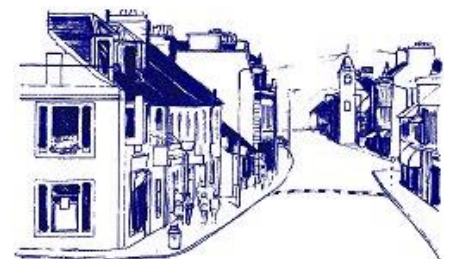
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- **Detached property with stunning uninterrupted views over Wigtown Bay and onto the Galloway Hills**
- **4 Bedrooms (one en-suite) and 3 Public Rooms**
- **The property benefits from double glazing and under floor oil heating**
- **Easily maintained garden with double garage and off-road parking for several vehicles**
- **Cellar and storage rooms**
- **Offers in the region of £290,000**
- **REDUCED BY £30,000 BELOW HOME REPORT VALUATION**



SOOR'OCK, HARBOUR ROAD, WIGTOWN

Spacious detached four bedroom property with uninterrupted views over Wigtown Bay and onto the Galloway Hills. The property benefits from double glazing and under floor oil heating. Soor'Ock stands in a large area of garden ground with double garage and off-road parking for several vehicles. There is a cellar with storage rooms which can be accessed from the property and garden.

Accommodation comprises: - Ground Floor - Entrance Porch. Hall. Lounge. Library. Kitchen. Utility Room. Dining Room. Rear Porch. Cloakroom. Wet Room. First Floor - 4 Bedrooms (one En-Suite). Bathroom. Lower Floor – Cellar. Storerooms. Double Garage.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.86m x 1.34m

Hardwood glazed entrance door. Tiled flooring.

Hall

Parquet flooring. Door giving access to cellar.

Lounge

6.00m x 4.00m

Bright and airy family room with east facing window overlooking Wigtown Bay and onto the Galloway Hills. French doors giving access to raised patio area. Ornate tiled fire surround with open fire. Fitted shelving. Parquet flooring.



Library

4.50m x 3.50m

West and north facing windows. Fitted book shelving. Parquet flooring.





Kitchen

6.00m x 3.35m

West facing window and east facing French doors giving access to raised patio area. Fitted with a range of oak fronted wall and floor units, ample worksurfaces, tiled splashbacks and inset composite drainer sink. Single stainless-steel sink with cold water tap. Space for cooker with extractor fan above space and plumbing for dishwasher.



Dining Room

4.84m x 3.40

North facing window. Parquet flooring.



Utility Room

2.86m x 2.16m

West facing window. Fitted oak fronted wall and floor units to match kitchen, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine. Door to rear porch.

Cloakroom

1.23m x 1.00m

Fitted with white WC.

Rear Porch

1.73m x 1.00m

Hardwood glazed door with access to garden.

Wet Room

3.32m x 3.02m

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower area.



FIRST FLOOR ACCOMMODATION

Landing

Velux window. Three hatches giving access to attic. Two built-in shelved linen cupboards. Large walk-in storage cupboard with eaves storage cupboard.

Bedroom 1 **4.20m x 2.95m**

East facing window. Built-in shelved and hanging storage cupboards with sliding mirrored doors. Built-in storage cupboard.

En-Suite **1.90m x 1.82m**

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and bath. Heated ladder style towel rail.

Bedroom 2 **3.80m x 3.00m**

West facing window. Two eaves storage cupboards.

Bedroom 3 **5.40m x 2.39m**

L-shaped room with north facing window.

Bedroom 4 **3.90m x 3.77m**

East facing window. Two eaves storage cupboards.



Bathroom

1.95m x 1.76m

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and bath with mains shower. Heated ladder style towel rail.

LOWER GROUND FLOOR ACCOMMODATION

Cellar

Can be accessed from hall and garden the cellar comprising three storage rooms.

Double Garage

7.00m x 6.00m

Housing oil-fired central heating boiler. Heating tank for under floor heating. Stainless steel drainer sink.



Lower Ground Floor
Sketch plan for illustrative purposes only

Garden

Monoblock driveway offers off-road parking for several vehicles and access to double garage. The remainder of the garden is laid to lawn with mature flowering shrubs for ease of maintenance. Steps lead to raised patio area overlooking Wigtown Bay.





SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired under floor heating. EPC = D.

COUNCIL TAX

This property is in Band F.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £290,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.