



***Linmara,
19 Agnew Crescent,
Wigtown,
DG8 9DS***

EPC = E

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- **Traditional Category C Listed mid-terraced family property situated in the popular Book Town of Wigtown**
- **3 Bedrooms and 2 Public Rooms**
- **The property has been well maintained and benefits from partial double glazing and oil-fired central heating**
- **Easily maintained private garden**
- **Offers in the region of £175,000**



LINMARA, 19 AGNEW CRESCENT, WIGTOWN

Attractive Category C Listed traditional family property situated in the popular Book Town of Wigtown, close to Primary School and within walking distance of town centre and all local amenities. The property benefits from three bedrooms and two public rooms, partial double glazing, and oil-fired central heating. There is an enclosed easily maintained garden to the rear of the property.

Wigtown was officially designated as Scotland's National Book Town in 1998 and is home to a wide range of book shops. The annual Wigtown Book Festival takes place over 10 days and offers more than 200 events for adults, children and young people including literature, music, film, theatre, arts and crafts. The Machers Peninsula has stunning coastal walks, harbours and sandy beaches. Attracting many visitors each year.

Accommodation comprises:- Ground Floor – Entrance Porch. Hall. Lounge. Dining Room. Kitchen. Bathroom. 2 Bedrooms. First Floor – Bedroom.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.16m x 0.90m

Hardwood glazed door. Glazed door to hall. Parquet flooring.

Hall

West facing window. Wall mounted cupboard housing electric meter. Stairs to first floor accommodation. Hardwood flooring. Radiator.

Lounge

4.21m x 4.12m

Bright and airy family room with two east facing sash and case windows. Radiator.



Dining Room

4.32m x 3.35m

East facing sash and case window. Radiator.

Kitchen**6.51m x 2.53m**

Two west facing windows overlooking garden. Fitted with a good range of wall and floor units, ample worksurfaces, inset circular stainless-steel sink and drainer. Space for slot-in cooker with chimney style extractor fan above. Space and plumbing for washing machine. Understairs storage cupboard. Hardwood stable door to garden. Radiator.

**Bedroom 1****4.20m x 3.08m**

East and south facing windows. Built-in shelved and hanging airing cupboard. Radiator.

Bedroom 2**3.20m x 2.29m**

East facing sash and case window. Radiator.

**Bathroom****2.77m x 2.21m**

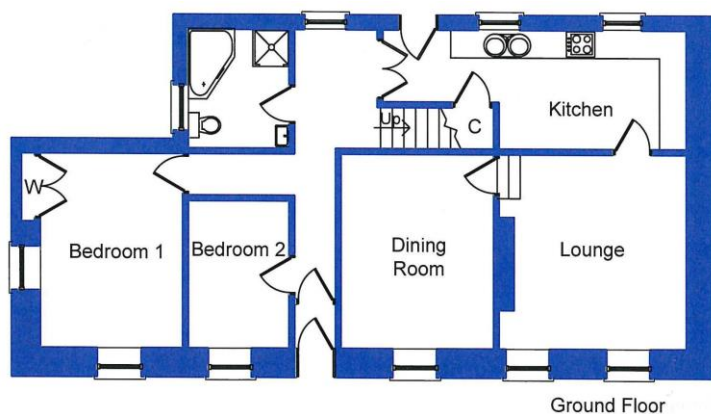
Partially tiled and fitted with a white suite comprising WC, wash-hand basin, corner bath and shower cubicle with electric shower. Tiled flooring. Radiator.

FIRST FLOOR ACCOMMODATION**Landing**

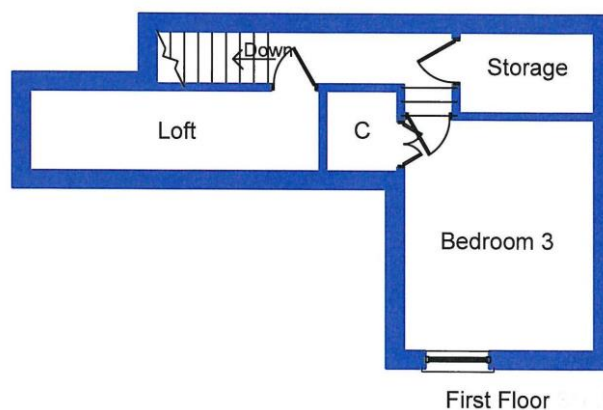
Velux window. Two attic store areas. Radiator.

Bedroom 3**4.17m x 3.44m**

East facing sash and case window. A redundant boiler and airing cupboard, which could be renovated as a shelved and hanging cupboard. Hatch to attic. Radiator.



Ground Floor



First Floor

Sketch plan for illustration purposes only

Garden

Private enclosed garden to the rear of the property which is mainly laid to lawn with flowering border and paved patio area. There is pedestrian right of access over 21 Agnew Crescent.

OUTBUILDING

Stone built outbuilding with corrugated roof housing oil-combi boiler. Power and light laid on.

SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £175,000 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.