



# 3 Lightlands Terrace

Wigtown, DG8 9DY

Semi-detached, 2-  
bedroom bungalow with  
ample off-road parking.

Offers Over: £105,000 are invited

3 Lightlands Terrace, Wigtown, DG8 9DY



Key Features:

- . Semi-detached bungalow
- . Ample off-road parking
- . Oil fired central heating
- . Two spacious double bedrooms
- . Full UPVC Double glazing
- . Enclosed garden
- . Conservatory
- . Convenient location
- . Feature gas fireplace





## Property description

Located within the heart of what is renowned as the book-town of Dumfries & Galloway, Wigtown, sits a well-proportioned, semi-detached bungalow on a generous plot with ample off-road parking. Conveniently located within walking distance to the town centre and a pleasant outlook over the village. This is a well-proportioned property laid out over one level with full double glazing and oil-fired central heating. In good condition, there is a scope for general modernisation within. This property is ideally suited for those looking for something on one level.

Located within the heart of the book-town of Dumfries & Galloway, Wigtown, sits a well-proportioned, semi-detached bungalow on a generous plot with ample off-road parking. A convenient location with a pleasant outlook over the village within easy reach of the town centre and all amenities is of traditional construction under a tile roof. The property is in good condition with scope for general modernisation throughout. This is a well-proportioned property laid out over one level. It is situated adjacent to other terraced properties of varying style with an outlook to the town and countryside beyond.

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. All major amenities including healthcare, supermarkets, indoor leisure pool complex and primary/secondary schooling can be located either in Newton Stewart or Stranraer.





## Accommodation

### Hallway

Front entrance leading into hallway providing full access to living accommodation with central heating radiator, BT phone socket as well as built in storage, thermostat for central heating and loft access.

### Lounge

Spacious front lounge with fully double-glazed vestibule windows, central heating radiator, feature gas fire as well as TV point and access to kitchen.

### Kitchen

Towards the rear of the property, floor and wall mounted units with central heating radiator, stainless steel sink, single glazed panel window with outlook into rear conservatory as well as glass panel wooden door providing access to conservatory. Built in storage/pantry as well as storage housing central heating boiler and hot water tank.

### Conservatory

Rear conservatory providing outlook over rear garden, fully double glazed with UPVC door providing outside access, mains power and plug in electric heaters.

### Bedroom 1

Spacious double bedroom towards the front of the property with large double-glazed window, central heating radiator and TV point.

### Bedroom 2

Double bedroom towards rear of property with central heating radiator, double-glazed window providing rear outlook as well as built in storage.

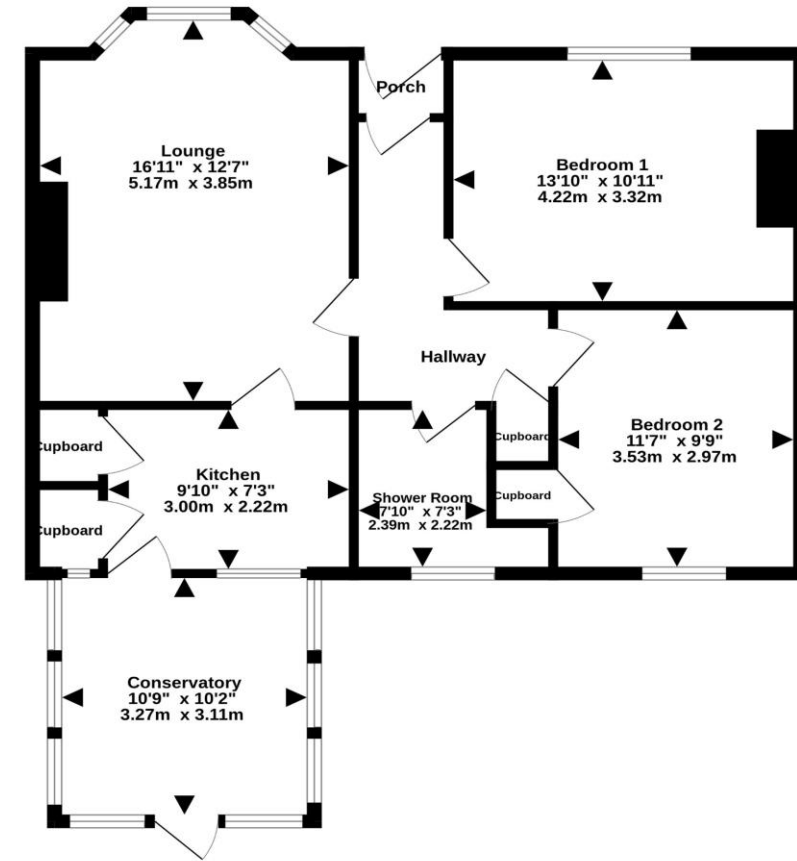
### Shower Room

Wet room style shower room with walk in shower (electric), separate toilet and WHB, double-glazed window, central heating radiator, built in extractor as well as splash panel boarding and lino flooring.

### Garden

Ample off-road parking to front with concrete driveway, side access to rear garden comprising of concrete pathways, planting borders, well maintained hedges as well as sheds for storage.

Ground Floor  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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. Pre-sale 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.





### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

### COUNCIL TAX

Band B

### EPC RATING

E - 46

### SERVICES

Mains electricity, water & drainage. Oil fired central heating. LPG gas supply for gas fire.

### 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.

