



**3 Smith Terrace,  
Harbour Road,  
Wigtown,  
Newton Stewart,  
DG8 9EW**

EPC = E

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*

**PROPERTY OFFICE**

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

[www.abamatthews.com](http://www.abamatthews.com)

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**BANK OF SCOTLAND BUILDINGS**

Newton Stewart • DG8 6EG

Tel: (01671) 404100 • Fax: (01671) 404140

**THE OLD BANK**

Buccleuch Street Bridge • Dumfries DG2 7TJ

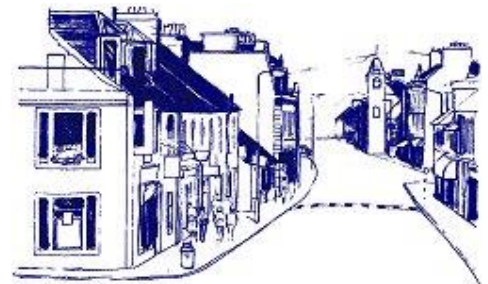
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

Tel: (01776) 702581 • Fax: (01776) 702524

- **Mid-terraced property with unrestricted views over the Bladnoch Estuary and Wigtown Bay**
- **3 Bedrooms**
- **The property benefits from double glazing, solid fuel heating and electric heating**
- **Easily maintained garden**
- **Offers in the region of £145,000**



## **3 SMITH TERRACE, HARBOUR ROAD, WIGTOWN**

Mid-terraced family property with accommodation over three floors and enjoying uninterrupted views over Bladnoch Estuary and Wigtown Bay. The property benefits from double glazing, solid fuel and electric heating and is in walk-in condition throughout. There is an easily maintained garden to the rear of the property.

Accommodation comprises:- Ground Floor – Entrance Porch. Lounge. Sun Lounge. Kitchen. First Floor – 2 Bedrooms. Shower Room. Second Floor – Bedroom.

### **GROUND FLOOR ACCOMMODATION**

#### **Entrance Porch**

**1.68m x 1.52m**

UPVC double glazed door with side panel. Stairs to first floor accommodation. Tiled flooring. Radiator.

#### **Lounge**

**4.42m x 4.02m**

Spacious family room with west facing window. Feature fireplace with inset multi fuel Dowling Stove which heats domestic hot water and partial central heating. Door to storage area with understairs WC.

#### **Sun Lounge**

**2.50m x 2.50m**

Added to the rear of the property with panoramic views over Wigtown Bay. Polycarbonate roof. Tiled flooring.



#### **Kitchen**

**5.50m x 2.60m**

East facing window. Fitted with modern wall and floor units, ample worksurfaces, tiled splashbacks and inset composite drainer sink. Integrated appliances include electric hob, electric oven below and chimney style extractor fan above and washing machine. Dining area. Door giving access to conservatory.





## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Stairs to attic bedroom. Radiator.

### **Bedroom 1**

**3.62m x 2.95m**

West facing window. Built-in shelved cupboard housing hot water cylinder. Radiator.

### **Bedroom 2**

**3.64m x 3.20m**

East facing window with unrestricted views. Radiator.



### **Shower Room**

**2.11m x 1.70m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and quadrant shower cubicle with Mira electric shower. Ladders style towel rail. Tiled flooring.

## **SECOND FLOOR ACCOMMODATION**

### **Landing**

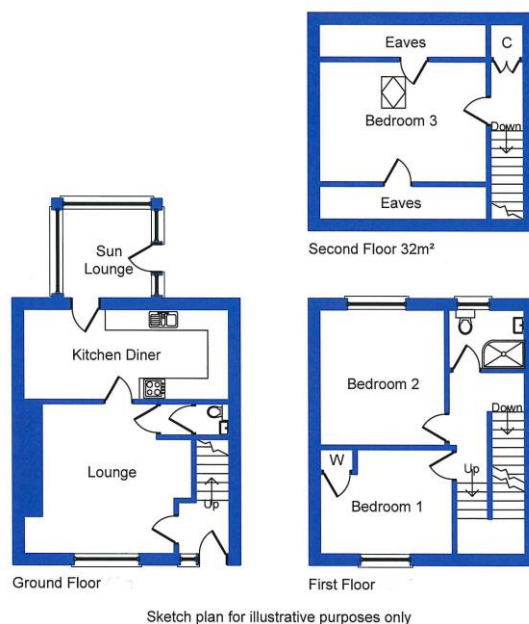
Velux window and eaves storage cupboard.

### **Bedroom 3**

**4.45m x 3.45m**

Attractive room with laminate flooring and partial wood panelled walls. East facing Velux window with unrestricted views over Bladnoch Estuary, Wigtown Bay and onto the Machar's.





### **Garden**

Easily maintained garden to the rear which is mainly hard landscaped and planted with a variety of flowering plants and shrubs.

### **OUTBUILDING**

Garden Shed.  
Fuel Store

### **SERVICES**

Main supplies of water and electricity. The property is connected to the mains drainage system. Solid fuel and electric 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 £145,000 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

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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.