



**30 Lochancroft Lane,  
Wigtown,  
DG8 9JA**

EPC = E

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

**PROPERTY OFFICE**

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BANK OF SCOTLAND BUILDINGS

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THE OLD BANK

Buccleuch Street Bridge • Dumfries DG2 7TJ

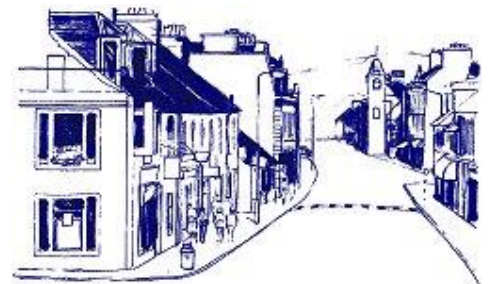
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* HUNTER & MURRAY

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

- **Attractive mid-terraced stone built property situated in quiet residential area**
- **3 Bedrooms**
- **The property has been maintained to a very high standard benefiting from double glazing and oil-fired central heating**
- **Easily maintained garden with pedestrian access from High Vennel**
- **Offers in the region of £150,000**



# 30 LOCHANCROFT LANE, WIGTOWN

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Attractive stone built mid terraced family property with accommodation over two floors, situated in quiet residential area close to primary school and within walking distance of town centre and all local amenities. The property has been maintained to a very high standard benefiting from double glazing and oil-fired central heating. There is an easily maintained garden to the rear of the property with pedestrian access from High Vennel. Accommodation comprises: - Ground Floor – Hall. Lounge. Kitchen/Dining Area. Inner Hall. Utility Room. Shower Room. Conservatory. First Floor – 3 Bedrooms. Cloakroom.

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 Machars Peninsula has stunning coastal walks, harbours and sandy beaches. The area is steeped in history and the landscape is a haven for birdwatchers.

## **GROUND FLOOR ACCOMMODATION**

### **Hall**

**2.63m x 1.24m**

UPVC glazed entrance door. Wall mounted cupboard housing electric meter.

### **Lounge**

**4.054m x 3.40m**

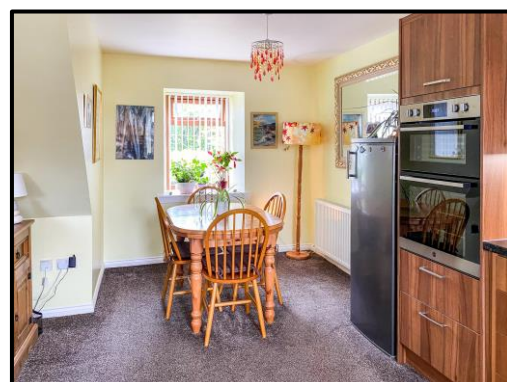
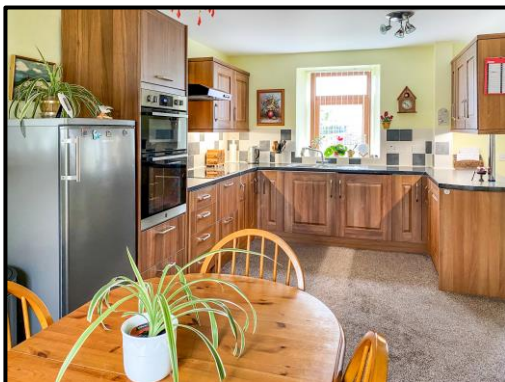
Spacious family room with north west facing window. Feature stone wall with painted stone firesurround and open fire which is presently blocked. Radiator.



### **Kitchen/Dining Area**

**5.68m x 3.38m**

South west and north west facing windows. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include electric hob with extractor fan above and eye level double oven. Radiator.



### **Inner Hall**

**3.80m x 0.90m**

Stairs to first floor accommodation. Radiator.

**Utility Room****2.30m x 1.72m**

UPVC glazed door giving access to conservatory. South east facing window. Walk-in storage cupboard. Space and plumbing for washing machine. Radiator.

**Shower Room****3.43m x 1.12m**

Partially tiled and partial wet wall panelling and fitted with a white suite comprising WC, countertop wash-hand basin with storage cupboard below and shower cubicle with electric shower. Heated ladder style towel rail. Extractor fan.

**Conservatory****2.95m x 2.00m**

Glazed on three sides overlooking the garden with polycarbonate roof. Glazed door giving access to garden.

**FIRST FLOOR ACCOMMODATION****Landing**

Velux window.

**Bedroom 1****4.82m x 2.62m**

North west facing dormer window. Built-in shelved and hanging wardrobes. Radiator.

**Bedroom 2****3.54m x 3.03m**

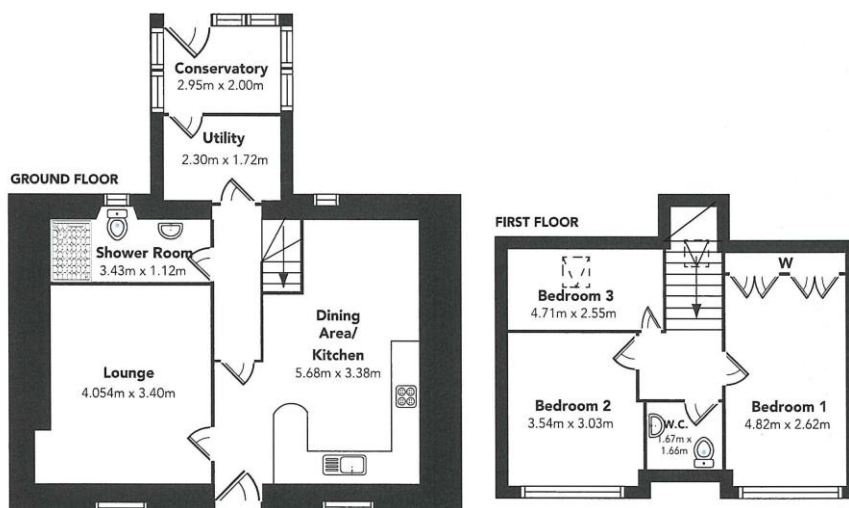
North west facing dormer window. Radiator.

**Bedroom 3****4.71m x 2.55m**

Velux window. Radiator.

**Cloakroom****1.67m x 1.66m**

Fitted with a white suite comprising WC and wash-hand basin. Radiator.



Floorplans are indicative only - not to scale  
Produced by Plushplans

### **Garden**

The garden has been designed for ease of maintenance with lawn and patio area bordered by mature flowering shrubs giving all year-round interest. Pedestrian access to High Vennel.

### **OUTBUILDING**

Garden Shed.

### **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 £150,000 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.