



***Cala-na-Sithe,
5 Lightlands Avenue
Wigtown
DG8 9EF***

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

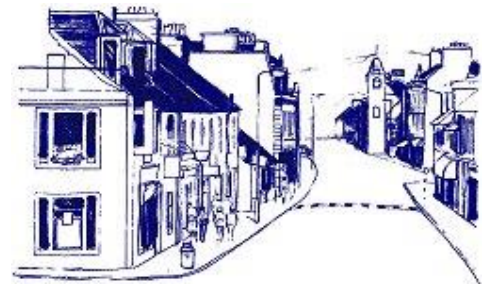
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

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

- **Spacious semi-detached bungalow with views over Wigtown Golf course**
- **3 Bedrooms**
- **Although the property is in need of upgrading it benefits from double glazing and electric night storage heating**
- **Easily maintained garden with off-road parking**
- **Offers in the region of £110,000**



Cala-na-Sithe, 5 Lightlands Avenue, Wigtown

Spacious semi-detached three-bedroom property situated in quiet residential area close to primary and secondary schools and within walking distance of town centre and all local amenities. Although the property requires some upgrading, it benefits from double glazing and electric night storage heating. Cala-na-Sithe enjoys stunning views over Wigtown Golf Course and easily maintained garden with off-road parking.

Accommodation comprises: - Hall. Lounge. Kitchen. Conservatory. 3 Bedrooms. Bathroom.

ACCOMMODATION

Hall

UPVC glazed entrance door. Wall mounted electric meter. Built-in storage cupboard. Hatch to attic. Electric night storage heater.

Lounge

4.50m x 3.58m

Bright and airy family room with south west facing window. Feature Fyfe stone fire surround with open fire. Electric night storage heater.



Kitchen

3.06m x 2.60m

Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include eye level double oven and extractor fan. Space for slot in cooker. Steps giving access to conservatory.

Conservatory

3.23m x 2.35m

Glazed on three sides with glazed patio doors giving access to garden. Polycarbonate roof. Tiled flooring.



Bedroom 1**4.62m x 3.41m**

South west facing Bay window. Double storage cupboard with overhead storage space. Electric panel heater.

Bedroom 2**3.70m x 2.45m**

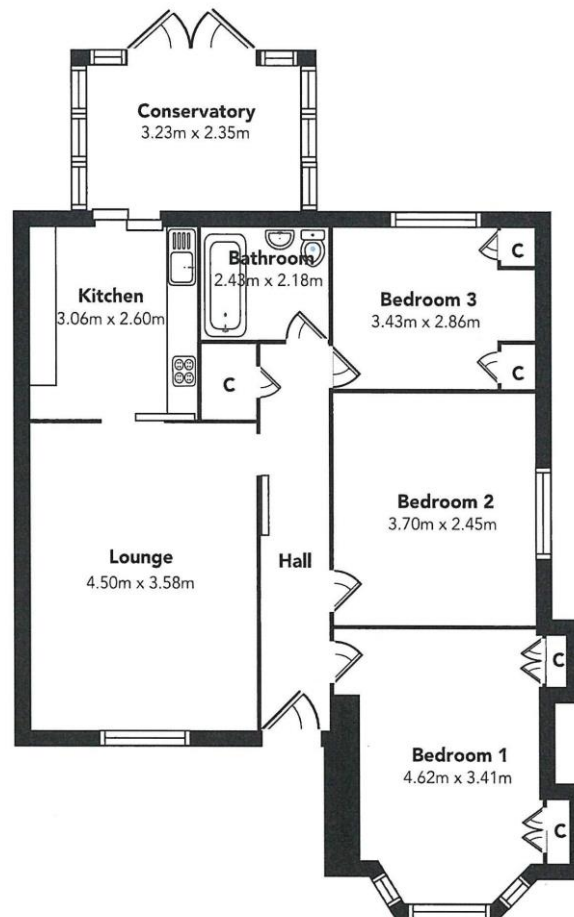

South east facing window. Electric panel heater.

Bedroom 3**3.43m x 2.86m**

North east facing window. Built-in cupboard with overhead storage. Electric panel heater.

**Bathroom****2.43m x 2.18m**

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Extractor fan.

Floorplans are indicative only - not to scale
Produced by Plushplans 

Garden

The mature garden ground lies on three sides with patio area and a variety of flowering shrubs and borders giving all year-round interest. Access to playing field.

OUTBUILDING

Three garden sheds.
Summer House.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric night storage heating. EPC = G

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £110,000 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.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamatthews.com

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.