



**4 High Street,
Wigtown
DG8 9HQ**

- **Attractive mid-terraced property situated within walking distance of shops and all local amenities**
- **2 bedrooms**
- **The property benefits from double glazing and oil-fired central heating**
- **Offers in the region of £110,000**

EPC = E

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PROPERTY OFFICE

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THE OLD BANK

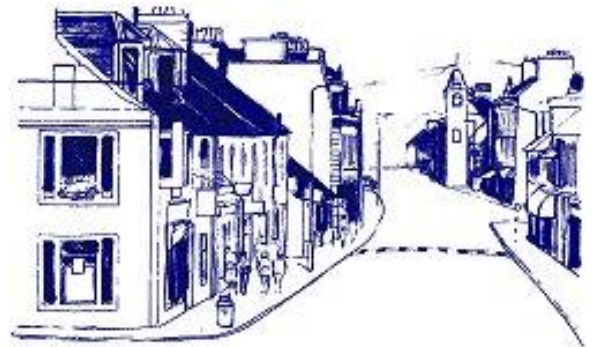
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4 HIGH STREET, WIGTOWN

Deceptively spacious mid-terraced property ideally situated close to shops and all local amenities. The property benefits from double glazing and oil-fired central heating. Accommodation comprises: - Entrance Porch. Lounge. Kitchen. 2 Bedrooms. Shower Room.

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. The Mull of Galloway is Scotland's most southerly point with amazing views, lighthouse and visitor's centre. The Galloway Forest Park, is also located nearby, one of the most attractive and peaceful areas of South West Scotland with its rugged and beautiful scenery and quiet roads. The forest park is an ideal centre for a range of outdoor activities including walking, mountain biking, world famous 7 stanes cycling routes, fishing and just enjoying the countryside in general. Recently the park has achieved recognition as being one of the best places to observe the night sky at its best, with no light pollution for miles, and has been awarded the title of a Dark Sky Park.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.40m x 1.00m

Glazed composite entrance door. Access to first floor accommodation and lounge. Electric meters are located on the wall. Radiator.

Lounge

3.72m x 3.66m

Bright and airy lounge with two north facing windows. Feature stone fire surround with wooden mantle and electric fire. Two alcoves, one with storage cupboard underneath. Radiator.



Kitchen

4.55m x 2.40m

South facing window. Fitted with a good range of wall and floor units, ample worktops and inset stainless steel sink. Integrated appliances include fridge freezer, dish washer, electric hob with double oven below and extractor hood above. Space and plumbing for washing machine (washing machine can be included in the sale if required) Walk-in storage cupboard. Hardwood glazed door gives access to a pend. Radiator.



FIRST FLOOR ACCOMODATION

Bedroom 1

4.84m x 3.16m

Two north facing windows. Two built-in wardrobes with shelved and hanging storage and dressing table built in. Storage cupboard with shelved and hanging storage. Radiator. (Double bed can be included in the sale if required)

Bedroom 2

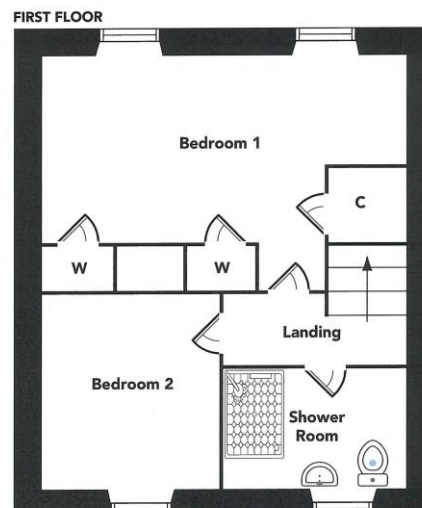
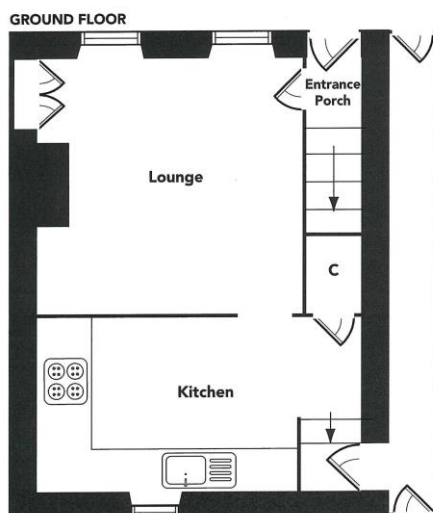
3.16m x 2.44m

South facing window. Radiator. (Double bed can be included in the sale if required)



Shower Room **2.30m x 1.40m**

Fitted with a coloured suite comprising WC, wash hand basin and walk-in shower cubicle with electric shower. Wall mounted medicine cabinet. Access to attic via hatch. Radiator.



Floorplans are indicative only - not to scale
Produced by Plushplans 

OUTBUILDINGS

Wooden Garden shed. Oil Tank. Boiler.

COURTYARD

A small courtyard is located to the rear of the property which is mainly hard landscaped for ease of maintenance. Pedestrian access to High Street via pend.



SERVICES

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

COUNCIL TAX

The property is in Band A.

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.



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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.