



**11-13 Agnew Crescent,  
Wigtown,  
DG8 9DS**

EPC = E

**A B & A MATTHEWS**  
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- **Traditional Category C Listed mid-terraced family property situated in the popular Book Town of Wigtown**
- **3 Bedrooms & 3 Public rooms**
- **The property has been well maintained and benefits from double glazing and oil-fired central heating**
- **Offers in the region of £220,000**



# 11-13 Agnew Crescent, Wigtown

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Attractive Category C Listed traditional family property situated in the popular Book Town of Wigtown, close to Primary School and within walking distance of town centre and all local amenities. The property offers spacious accommodation over three floors with three bedrooms and three public rooms. The property has been well maintained with many of the original features and benefitting from double glazing and oil-fired central heating. Accommodation comprises: - Ground Floor: Hall. Sitting Room. Dining Room. Kitchen. Conservatory. Bathroom. First Floor: Lounge. 2 Bedrooms. Second Floor: Landing. Bedroom. Bathroom.

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 Hall**

**5.02m x 1.00m**

Hardwood entrance door. Wall mounted cupboard housing electric meters. Understairs storage cupboard. Access to first floor accommodation.

### **Sitting Room**

**4.50m x 2.82m**

Bright and airy family room with east facing sash and case window with shutters. Feature fireplace with tiled hearth. Built-in shelved and hanging storage cupboard. Radiator.



### **Dining Room**

**4.50m x 3.20m**

East facing sash and case window with shutters. Feature cast iron fireplace with open fire providing an attractive focal point. Two shelved alcoves with glazed doors. Radiator.



**Bathroom****3.43m x 2.50m**

Partially tiled and fitted with a white suite comprising bath with mains water shower over, WC and wash hand basin. Tiled flooring.

**Kitchen****3.56m x 3.22m**

West facing window overlooking the garden. Fitted with a good range of wall and floor units, ample worktops with matching splashbacks and inset 1½ bowl stainless steel sink. Integrated appliances include fridge freezer and Rayburn cooker with two ring electric hob.

**Conservatory****7.39m x 3.11m**

Bright and airy conservatory which is accessed from the first floor via a staircase. Glazed on three sides giving unrestricted views of the garden. Glass Roof. Glazed door giving access to the garden. Tiled Flooring.

**Rear Porch****1.00m x 1.00m**

Hardwood door giving access to the garden and pend.

## **FIRST FLOOR ACCOMODATION**

### **Lounge**

**4.62m x 4.60m**

Spacious family room with two east facing sash and case windows with shutters. Feature fireplace with wooden surround and open fire providing a cosy environment. Built-in shelved alcove. Two radiators.



### **Bedroom 1**

**3.59m x 3.30m**

West facing window. Built-in shelved storage. Radiator.

### **Bedroom 3**

**2.75m x 2.67m**

East facing sash and case window with shutters. Built-in shelved storage. Radiator.



## **SECOND FLOOR ACCOMODATION**

### **Landing**

**5.47m x 1.90m**

East and west facing Velux and window. Open beam ceiling. Two radiators.

### **Bedroom 2**

**3.75m x 2.66m**

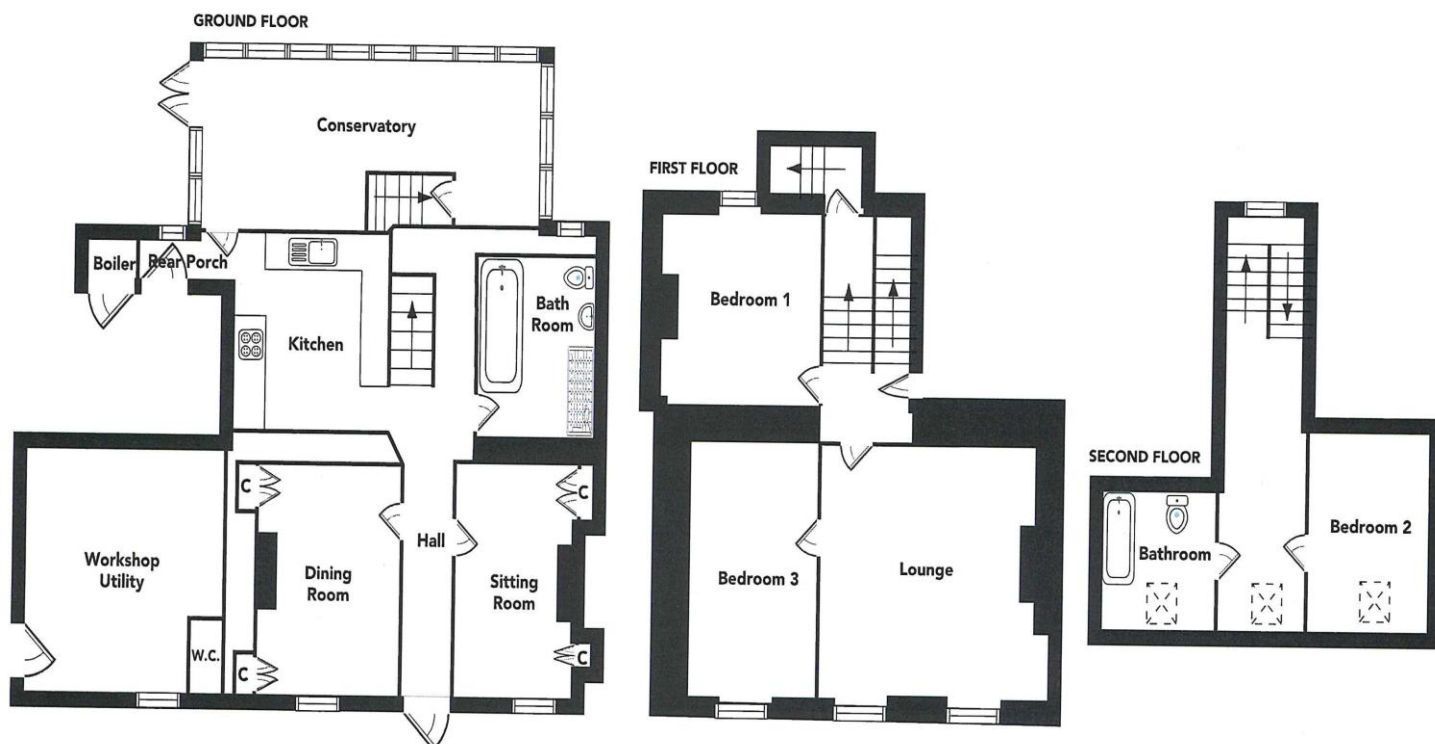
East facing Velux with unrestricted views of Wigtown Bay.




### **Bathroom**

**2.68m x 2.60m**

Fitted with a white suite comprising WC, wash hand basin and bath. Built-in shelving. Wooden flooring.



Floorplans are indicative only - not to scale  
Produced by Plushplans 

## **Garden**

The garden is mostly laid to lawn for ease of maintenance, with a paved patio area and a good variety of mature shrubs and flowering plants. There is pedestrian access to Agnew Crescent via a pend.



## **OUTBUILDING**

Adjoining the house and fronting onto Agnew Crescent is a large workshop/utility area with electricity laid on. Stainless steel sink. WC. Space and plumbing for washing machine.

## **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 C.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £220,000 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.