



**27 South Main Street,
Wigtown,
DG8 9HG**

- **Spacious Category C Listed property situated in the popular Book Town of Wigtown**
- **4 Bedrooms and 3 Public rooms**
- **The property benefits from Oil-fired central heating**
- **Offers in the region of £150,000**

EPC = F

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

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



27 South Main Street, Wigtown

Spacious Category C Listed family property is located over the local pharmacy 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 split-level accommodation over three floors with four bedrooms and three public rooms. The property has been well maintained with many of the original features and benefits from oil-fired central heating. Accommodation comprises: - Ground Floor: Entrance Porch. Hall. Rear Porch. First Floor: Lounge. Sitting Room. Dining Room. Kitchen/Diner. Bathroom. Bedroom. Store Room. Second Floor: Landing. 3 Bedrooms.

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

Entrance Porch

2.90m x 2.25m

Hardwood entrance door. Electric meters are located on the wall.

Hall

Walk-in storage cupboard housing electric meters. Stairs to upper floors. Access to pend. Radiator.

Rear Porch

Understairs cupboard with shelved storage. Stairs to first floor accommodation. Access to garden.

FIRST FLOOR ACCOMODATION

Lounge

5.16m x 5.02m

Spacious family room with two north-west facing sash and case windows. Feature fireplace with marble surround, wooden mantelpiece and open fire providing an attractive focal point and a cosy environment. Two mirrored alcoves with built-in shelving. Two radiators.



Sitting Room**3.86m x 3.12m**

South-east facing window. Feature fireplace with open fire and tiled surround and hearth. Two alcoves with built-in storage. Radiator.

**Dining Room****5.00m x 3.50m**

North-west facing sash and case window. Built-in storage cupboard. Radiator.

**Bedroom 4****3.83m x 2.45m**

South-east facing window. Free standing wardrobe, shelving and desk unit. Radiator.



Kitchen/Dining Area**7.02m x 3.77m**

Open plan kitchen/diner with south-east and south-west facing windows. Fitted with a good range of wall and floor units, ample worktops and inset stainless steel sink. Integrated appliances include eye level double oven and electric hob. Space and plumbing for washing machine. Two radiators.

**Bathroom****4.12m x 1.50m**

Fitted with a white suite comprising WC, wash hand basin and shower cubicle with main water shower. Shelved storage. Radiator.

Store

Two walk-in storage cupboards, one with shelved storage. Built-in shelving. Access to ground floor, pend and garden.

SECOND FLOOR ACCOMODATION**Landing**

South-east facing Velux window. Attic hatch.

Bedroom 1**4.13m x 3.80m**

North-west facing window. Radiator.

Bedroom 2**4.46m x 2.90m**

North-west facing window. Radiator.



Bedroom 3**4.07m x 2.77m**

South-east facing window. Radiator.

**Store****2.84m x 1.34m**

Walk-in storage room.

Bathroom**2.63m x 2.03m**

Partial wet wall panelling and fitted with a white suite comprising WC, countertop wash hand basin with storage cupboard under, bath and walk-in shower cubicle with mains shower. Wall mounted medicine cabinet. Radiator.



Garden

Small garden to the rear of the property.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating. EPC = F

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.