



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

- **Conveniently situated within walking distance of town centre and all local amenities**
- **Planning Permission for the erection a single dwellinghouse**
- **Mains water, electricity and drainage are located close by**
- **Offers in the region of £60,000**

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

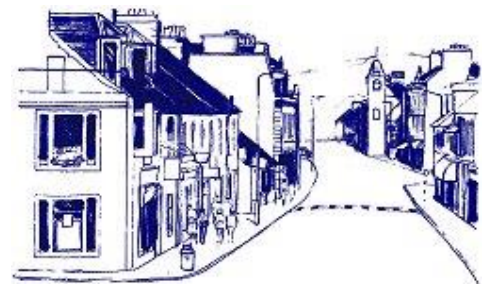
Buccleuch Street Bridge • Dumfries DG2 7TJ

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

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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



BUILDING PLOT, 27 SOUTH MAIN STREET, WIGTOWN

A rare opportunity to acquire a compact building plot extending to approximately 400 square metres, with full planning permission granted for the erection of a single dwellinghouse. Includes an existing stone-built two car garage, exiting onto Southfield Lane. Ideally situated close to the town centre, the plot benefits from a highly convenient location within walking distance of local amenities, including shops, schools, and public transport.

Nestled in the heart of Dumfries and Galloway in southwest Scotland, Wigtown is a charming and historic town renowned as Scotland's National Book Town. Surrounded by rolling countryside and views across the Wigtown Bay Local Nature Reserve, the town boasts over a dozen bookshops, antique stores, and quirky cafés, drawing literary lovers from across the UK and beyond. Each autumn, it hosts the Wigtown Book Festival, a ten-day celebration of literature, art, and community that attracts visitors and authors worldwide.

Planning Application Reference – 25/0681/PIP





SERVICES

Mains water and electricity are located nearby.

COUNCIL TAX

To be assessed on completion.

VIEWING

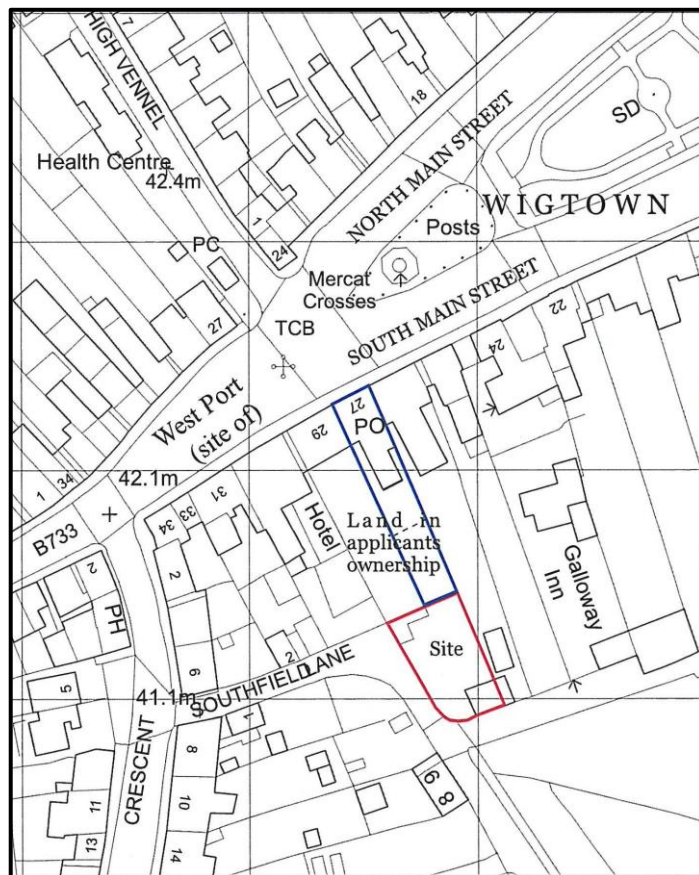
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £60,000 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.



AB & A
Matthews

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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.