

**A B & A  
Matthews**

**21 Beddie Crescent  
Wigtown  
DG8 9HX  
Offers in the region of £135,000**









Wigtown, known as Scotland's National Book Town, is a vibrant yet peaceful place to call home. Nestled on the edge of the stunning Wigtown Bay, the town combines the charm of historic architecture with the warmth of a welcoming community. Wide streets and handsome Georgian buildings give Wigtown a sense of character and space, while independent shops, cafés, and galleries provide everyday convenience with a creative twist.

The town has an international reputation thanks to its annual Wigtown Book Festival, drawing visitors from far and wide, yet it retains the unhurried pace and friendliness of a rural Scottish community. For residents, this means the best of both worlds: a lively cultural scene on your doorstep and the tranquillity of countryside living all around.

Outdoor enthusiasts are spoilt for choice, with Wigtown Bay Local Nature Reserve offering breathtaking walks and some of the best birdwatching in the UK. The surrounding area is rich in rolling farmland, coastal scenery, and hidden historic gems, making it a perfect setting for both family life and quiet retreat.

With a strong sense of history, a thriving arts scene, and stunning natural surroundings, Wigtown offers a unique lifestyle where heritage and modern living come together. Whether you're seeking a forever home or a peaceful escape, Wigtown is a place where you can truly put down roots.



**Council Tax Band: A**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: E**

**KEY FEATURES:**

- **End terraced property**
- **Three bedrooms**
- **Double glazed & oil-fired central heating**
- **Walk-in condition**
- **Garden & off-road parking**

This well-presented three-bedroom end-terraced home offers a fantastic opportunity for those seeking a property in true walk-in condition. Ideally located close to all local amenities, it provides both comfort and convenience in a welcoming community setting. The accommodation is bright and spacious throughout, featuring double glazing and oil-fired central heating for year-round comfort. The modern layout includes a generously sized lounge, a well-equipped kitchen, and three good-sized bedrooms, making it perfect for families, first-time buyers, or those looking to downsize. Externally, the property benefits from a private garden, ideal for outdoor entertaining or relaxing, as well as off-road parking for added ease. Being an end-terraced home, it enjoys a greater sense of privacy and additional outdoor space compared to mid-terrace properties. With its excellent condition, practical features, and close proximity to shops, schools, and transport links, this home is ready to move into and enjoy.





## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch – 2.12m x 1.26m**

UPVC glazed entrance door. Understairs cupboard. Glazed door giving access to hall. Wall mounted cupboard housing electric meters.

### **Hall**

Built-in cupboard. Stairs to first floor accommodation. Radiator.

### **Lounge – 5.10m x 3.40m**

The lounge is a bright and welcoming space, benefiting from east and south-facing windows that allow natural light to flood the room throughout the day. A stone-built fire surround with inset coal-effect electric fire creates an attractive focal point, complete with a built-in TV stand. The room is further enhanced by a central radiator, offering warmth and comfort.

### **Kitchen – 5.06m x 2.84m**

West and south facing windows. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include electric hob with extractor fan above, oven and grill below, and fridge freezer. Space and plumbing for washing machine. Oil-combi boiler. UPVC glazed door to garden. Radiator.

### **Shower Room – 2.60m x 2.00m**

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and corner shower cubicle with electric shower. Radiator







## **FIRST FLOOR ACCOMMODATION**

### **Landing**

East facing window. Built-in shelved airing cupboard. Hatch to attic. Radiator.

### **Bedroom 1 – 4.90m x 3.05m**

East and south facing windows. Built-in shelved storage cupboard with storage above and built-in shelved and hanging cupboard with storage above. Radiator.

### **Bedroom 2 – 3.52m x 3.26m**

South and west facing windows. Built-in shelved and hanging cupboard with storage above. Radiator.

### **Bedroom 3 – 3.20m x 3.08m**

West facing window. Built-in shelved and hanging cupboard with storage above. Radiator.



**Garden**

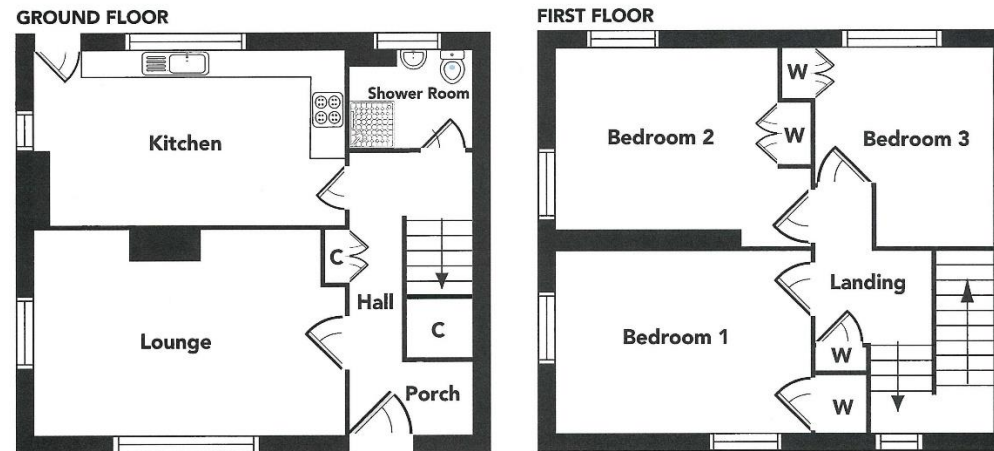
A tarred driveway provides ample off-road parking for several vehicles, making the property ideal for modern family living. The garden has been thoughtfully designed with ease of maintenance in mind, featuring a combination of paved areas, lawn, gravel borders, and established shrubs, offering both practicality and year-round appeal.

**SERVICES**

Mains supply of water and electricity. The property is connected to the mains drainage system. EPC = E







Floorplans are indicative only - not to scale

Produced by Plushplans

#### 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.