

A photograph of a single-story house with a gravel driveway and a lawn. The house has a light-colored exterior and a dark roof. A white garage door is visible on the left. The driveway is made of gravel and leads to the house. A lawn is visible on the right side of the driveway. There are some bushes and trees in the background. The sky is blue with some clouds. The overall scene is a typical residential property.

A B & A
Matthews

*Dunminnoch,
Station Road,
Wigtown,
DG8 9DZ*

Offers in the region of £245,000



Wigtown is renowned as Scotland's National Book Town and is home to the annual Wigtown Book Festival, attracting visitors from across the country. The town boasts a wide selection of independent bookshops along with a variety of cafés. Located approximately seven miles south of Newton Stewart, Wigtown is ideally positioned for exploring the beautiful Machars Peninsula and the wider Dumfries and Galloway countryside. Close to the town lies the historic Martyrs' Stake, marking the site where two Covenanter women were drowned in May 1685. A well-marked walking route leads through the town to this poignant landmark, passing the former County Buildings, once the local courthouse and now home to the town library. The walk offers stunning views across Wigtown Bay and towards the Galloway Hills. Wigtown Bay is a haven for wildlife enthusiasts and birdwatchers, with a wide variety of species to be seen throughout the year. During the summer months, ospreys can even be viewed live via CCTV at the County Buildings, providing a unique attraction for visitors and residents alike.



Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- ☐ Located in the popular Book Town of Wigtown
- ☐ Elevated position with open views across surrounding farmland
- ☐ Situated in a quiet and sought-after residential area
- ☐ Three-bedroom family home
- ☐ Principal bedroom with en-suite
- ☐ Double glazing throughout
- ☐ Oil-fired central heating
- ☐ Well-maintained garden grounds
- ☐ Off-road parking and garage
- ☐ Conveniently close to local amenities, including the Primary School



ACCOMMODATION

Entrance Porch (1.70m x 1.25m)

Bright entrance porch with UPVC glazed door and glazed side panel. Internal glazed door leading to the reception hall.

Reception Hall

Welcoming, L-shaped hallway with built-in storage cupboard housing the electric meter. Hatch providing access to the attic. Radiator.

Lounge (5.47m x 4.87m)

Spacious dual-aspect lounge enjoying south-west and east-facing windows, allowing excellent natural light throughout the day. Attractive ornate fire surround with inset coal-effect electric fire. Two radiators.

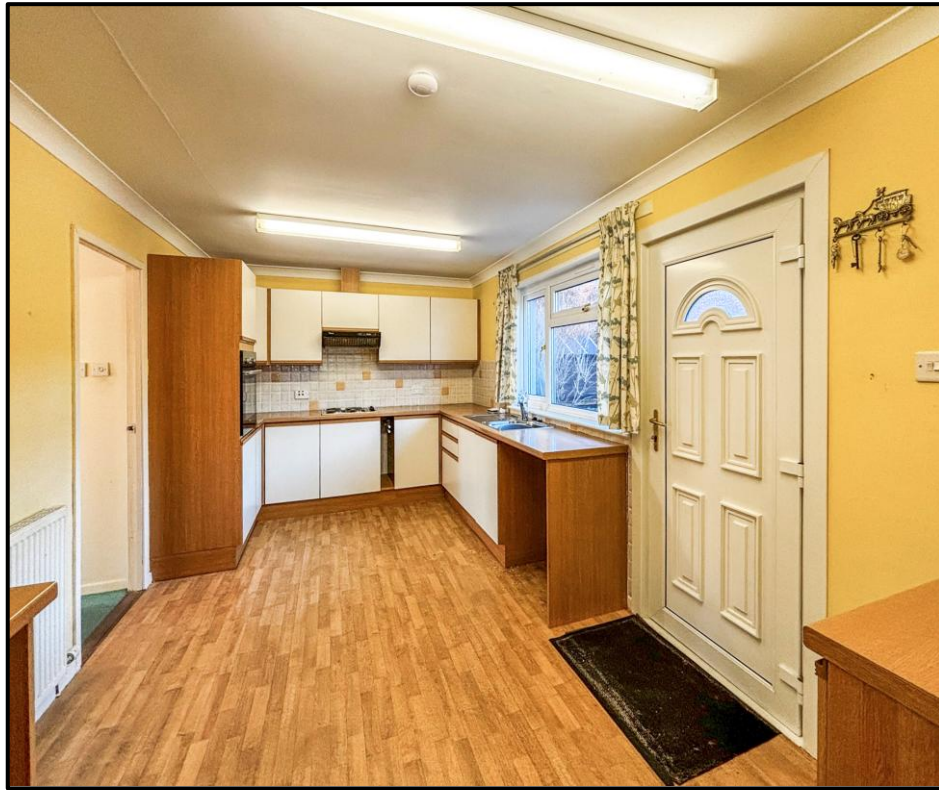
Dining Room (3.58m x 2.70m)

Open plan to the lounge, creating an ideal space for entertaining. East-facing window. Radiator.



Kitchen (5.13m x 3.00m)

Well-proportioned kitchen with north-facing window overlooking the garden grounds. Fitted with a good range of wall and base units, ample work surfaces and tiled splashbacks. Inset 1½ bowl stainless steel sink with drainer. Integrated electric hob with extractor hood above and eye-level oven. Space and plumbing for a washing machine. Oil-fired combi boiler. UPVC glazed door providing direct access to the garden. Radiator.



Bedroom One (4.30m x 3.60m)

Generous double bedroom with north-east facing window. Radiator.

En-Suite Shower Room (2.40m x 1.14m)

Partially wet-walled and fitted with a modern white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Radiator.

Bedroom Two (3.66m x 2.62m)

Double bedroom with south-west facing window. Two built-in shelved and hanging wardrobes. Radiator.

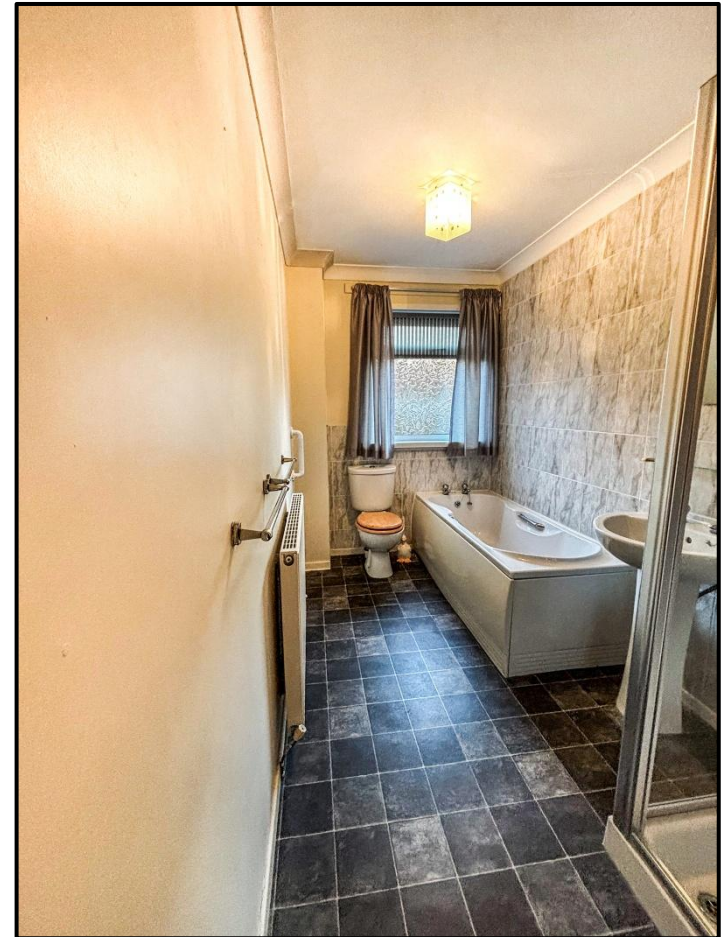


Bedroom Three (3.60m x 3.60m)

Further double bedroom with south-west facing window. Built-in shelved cupboard and additional shelved and hanging wardrobe. Radiator.

Bathroom (3.62m x 1.73m)

Spacious family bathroom, partially tiled with partial wet-wall panelling. Fitted with a white suite comprising WC, wash-hand basin, bath and separate shower cubicle with electric shower. Radiator.



GARDENS

The property benefits from a gravelled driveway providing ample off-street parking and access to the garage. The remaining garden grounds are laid mainly to lawn with a variety of mature flowering shrubs and an attractive patio area, ideal for outdoor relaxation and entertaining.

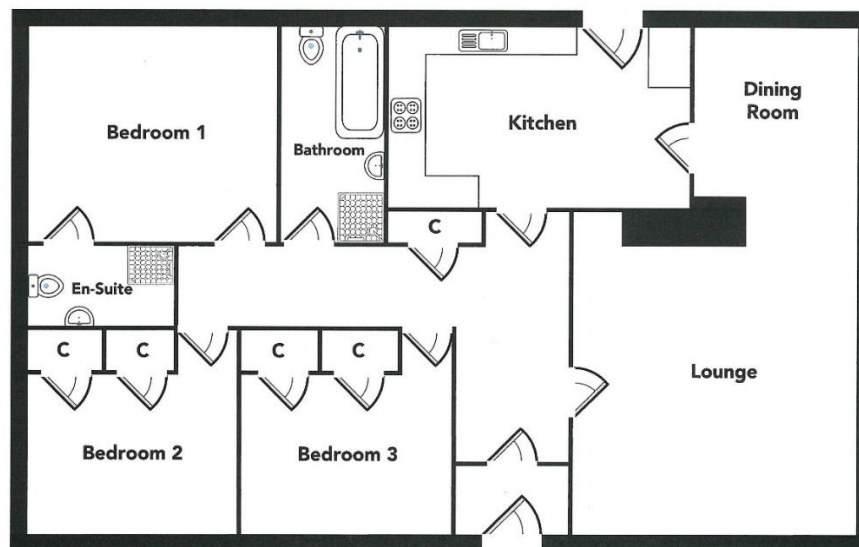
OUTBUILDING

Detached garage with up and over door and power and light laid on.


SERVICES

Mains supplies of water, electricity. The property is connected to the mains drainage system.





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.

**A B & A
Matthews**

38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamattthews.com

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.