

A B & A
Matthews





Wigtown is a small, historic town in Dumfries and Galloway, in the southwest of Scotland, situated at the head of Wigtown Bay. It is best known as Scotland's National Book Town, a title it gained in 1998, and it has since become a centre for literature, culture, and quiet tourism. The town has a distinctly traditional character, with broad streets, Georgian and Victorian buildings, and views across the surrounding wetlands and estuary. Today, Wigtown is especially famous for its independent bookshops, literary events, and the annual Wigtown Book Festival, which attracts writers and visitors from across the UK and further afield. Beyond books, the area is rich in wildlife, particularly birds, thanks to nearby nature reserves such as the RSPB Crook of Baldoon. Quiet, welcoming, and culturally distinctive, Wigtown combines literary life, local history, and rural landscapes, making it an appealing destination for readers, walkers, and anyone seeking a slower pace of life.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



KEY FEATURES:

- **Ground Floor flat**
- **One bedroom**
- **Walk in condition**
- **Double glazed & LPG heating**
- **Located close to all local amenities**

A well-presented ground floor flat in walk-in condition, ideally located close to all local amenities. The property benefits from double glazing throughout and LPG central heating, offering comfort and efficiency. An excellent opportunity for first-time buyers, downsizers, or those seeking a convenient and easily accessible home.



ACCOMMODATION

Communal landing gives access to the property. Glazed hardwood entrance door with glazed side panel gives access into the accommodation.

Hall

Glazed UPVC door gives access to the property. Large walk-in cloak cupboard housing wall mounted gas boiler. Two storage cupboards, one housing electric meters. Radiator.

Lounge – 5.00m x 3.40m

A bright and welcoming lounge featuring a south-east facing window overlooking the communal garden, allowing plenty of natural light. Glazed double doors provide access to the kitchen, creating an open yet defined living space. Finished with a fitted radiator.

Kitchen – 2.65m x 1.36m

North-west facing window. Fitted with a good range of wall and floor units with ample worktops, tiled splashbacks and inset 1½ bowl stainless steel. Integrated appliances include hob with built-under double oven and extractor fan above, fridge freezer and washing machine. Radiator.



Bedroom – 3.95m x 2.74m

South-east facing window. Built-in shelved and hanging wardrobe. Radiator.

Shower Room – 1.92m x 1.70m

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



Garden

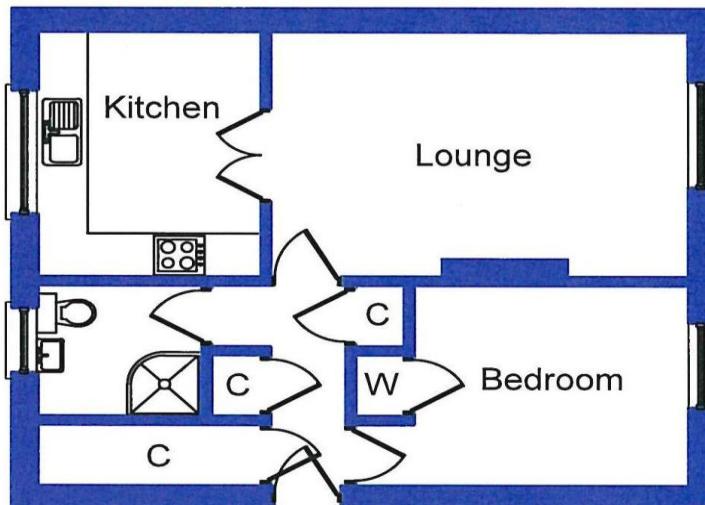
Communal garden to the rear of the flats.

SERVICES

Mains supplies of water and electricity. LPG heating. The property is connected to the mains drainage system. EPC = C

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.



Sketch plan for illustrative purposes only



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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.