

**A B & A  
Matthews**



***Ku-Li,  
Harbour Road,  
Wigtown,  
DG8 9EL  
Offers in the region of £180,000***



Wigtown, located in southwest Scotland, is renowned as the country's National Book Town, a title earned through the successful regeneration of the town by its many independent bookshops, cafés, and the highly regarded annual Wigtown Book Festival. Beyond its literary reputation, Wigtown is a historic former county town and serves as the gateway to the Machars Peninsula. The area is rich in natural beauty, with the Wigtown Bay Local Nature Reserve offering outstanding birdwatching opportunities, expansive salt marshes, and scenic coastal walks with far-reaching views towards the Galloway Hills. The town also boasts significant historical landmarks, including the Martyrs' Stake, commemorating Covenanter history, and the impressive County Buildings, reflecting Wigtown's past importance as a regional centre.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: F**

**EPC Environmental Impact Rating: E**



Situated in the popular book town of Wigtown, this detached Colt-style bungalow enjoys stunning, uninterrupted views across Wigtown Bay. The property offers three bedrooms, double glazing, and LPG central heating, and sits within a generous garden plot with ample off-road parking. While the bungalow would benefit from a degree of modernisation, it presents an excellent opportunity to create a lovely home in a highly desirable location. Conveniently located close to the primary school, shops, and doctor's surgery, the property combines practicality with a peaceful coastal setting. The garden and elevated position make it an ideal place to sit out on summer evenings and entertain while enjoying the bay views.

### **ACCOMMODATION**

#### **Entrance Porch – 1.83m x 1.74m**

Accessed via a glazed uPVC entrance door with glazed side panel. Electric meters are located above the entrance door. Built-in shelved and hanging cupboard providing useful storage.

#### **Hall – 7.13m x 1.14m**

Central hallway providing access to all accommodation. Hatch to attic. Radiator.

#### **Lounge – 6.13m x 3.60m**

Bright and spacious lounge with south and west-facing windows and east-facing patio doors leading to the garden. Enjoys uninterrupted views across Wigtown Bay. Feature fire surround with inset LPG gas fire and back boiler for the central heating. Hatch providing access to the kitchen. Radiator.



**Kitchen – 3.60m x 2.96m**

East-facing window. Fitted with a good range of wall and floor units, ample worktop space and inset stainless-steel sink with drainer. Space for a slot-in cooker and washing machine. Two built-in storage cupboards one housing the water tank and the other shelving. UPVC glazed door giving access to garden.



**Bedroom 1 – 3.60m x 3.60m**

West-facing window. Built-in shelved and hanging wardrobe.  
Wash-hand basin. Radiator.

**Bedroom 2 – 3.60m x 2.95m**

West-facing window overlooking the front garden. Built-in  
shelved and hanging wardrobe. Radiator.



**Bedroom 3 – 3.60m x 2.95m**

East-facing window. Built-in shelved and hanging wardrobe. Wash-hand basin. Radiator.

**Shower Room – 2.40m x 1.70m**

Partially tiled and partial wet-wall panelling. Fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Built-in shelved storage cupboard.



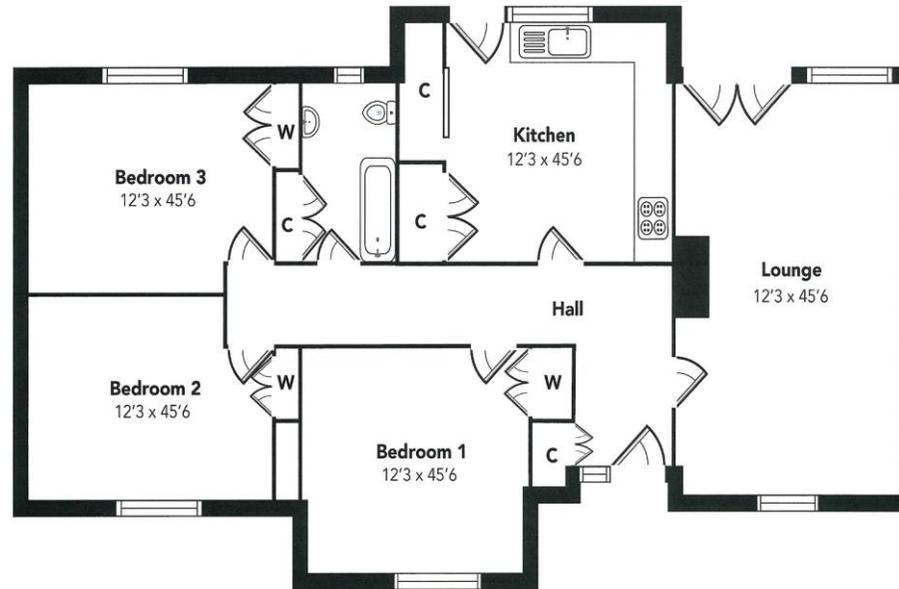
### **GARDEN**

A driveway provides off-road parking. The garden grounds are mainly laid to lawn with a variety of mature shrubs. The garden provides an ideal backdrop for relaxing and entertaining, with uninterrupted views across Wigtown Bay. Garden shed included.



### **SERVICES**

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



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.



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

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The Consumer Protection From Unfair Trading Regulations 2008

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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.