



**Sunnybrae High Street, Wigtown**

Newton Stewart, DG8 9EQ

Offers Over £335,000 are invited.

## Sunnybrae High Street

Wigtown, Newton Stewart, DG8 9EQ

Wigtown is Scotland's National Book Town and is the gateway to the Machar's. Local amenities include a wide range of independent bookshops. There are plenty of places to eat out within the town. Situated seven miles south of Newton Stewart, Wigtown is well placed for exploring the Machar's peninsula. Other local attractions include 'Bladnoch Distillery' which attracts many visitors. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. a great place for wildlife spotting and stunning views. St Medan Golf course can be found less than 14 miles from the village

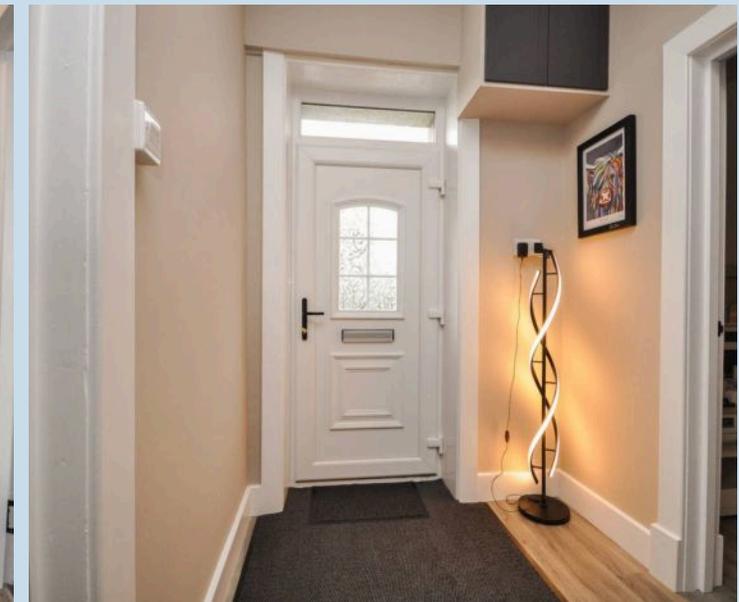
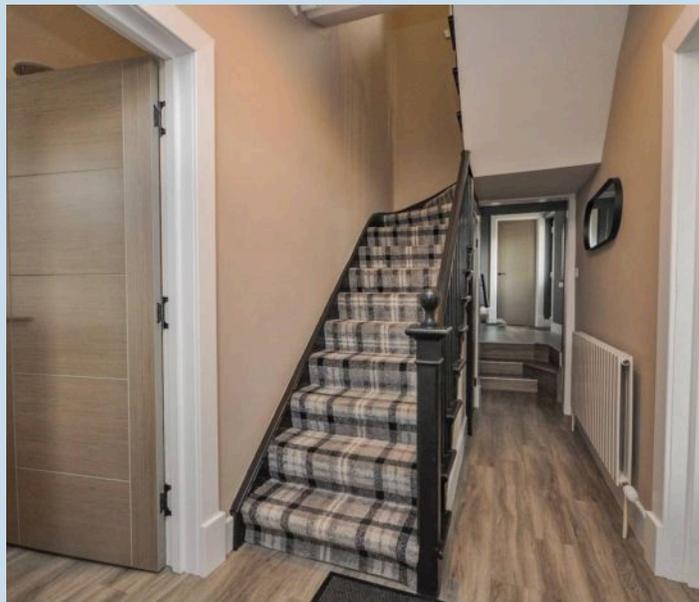
- Spacious family home
- Recently fully renovated to a high standard
- Sat on an elevated plot
- Scenic countryside views
- Recently installed oil fired central heating
- Full UPVC double glazing
- Luxury kitchen & bathroom
- Spacious landscaped garden grounds
- Generous off road parking



## Sunnybrae High Street

Wigtown, Newton Stewart, DG8 9EQ

This impressive four-bedroom detached house offers an exceptional opportunity for those seeking a spacious and modern family home in a picturesque countryside setting. Having recently undergone a comprehensive renovation to an exacting standard, the property seamlessly blends contemporary luxury with practical family living. The elevated position of the house ensures an abundance of natural light throughout and affords sweeping views over the surrounding countryside. Internally, the accommodation is both generous and thoughtfully arranged, featuring a welcoming entrance hall, a bright and airy lounge, and a truly stunning luxury kitchen and bathroom suite. The kitchen is equipped with high-end fixtures and fittings, perfect for both every-day living and entertaining guests. All bedrooms are well-proportioned, providing ample space for family and guests alike. The property benefits from recently installed oil-fired central heating and full UPVC double glazing, ensuring comfort and energy efficiency all year round. With its refined finishes and attention to detail, this home is ready to move into and enjoy immediately.



The exterior of the property is equally impressive, set on a generous and elevated plot that has been professionally landscaped to create an inviting and low-maintenance outdoor space. Concrete slabbed pathways with neat gravel borders wind through the grounds, complemented by lush, well-maintained lawns enclosed by timber boundary fencing for privacy and security. A standout feature is the raised brick-built and concrete-levelled patio area, currently housing a hot tub, which offers a perfect vantage point to take in the breath-taking countryside views. This space is ideal for relaxing or entertaining outdoors, with the elevated position enhancing the sense of tranquillity. The property also boasts a spacious gravel driveway, providing ample off-road parking for multiple vehicles, making it ideal for families and visitors. The combination of beautifully landscaped gardens, practical outdoor amenities, and the stunning rural outlook creates a truly enviable setting for this exceptional family home.



### Hallway

UPVC storm door leading into spacious hallway which provides access to full living accommodation as well as stairs giving access to upper level accommodation. Two central heating radiators as well as under stairs storage, UPVC double glazed window to the rear as well as rear access to garden grounds.

### Lounge

14' 9" x 13' 1" (4.50m x 4.00m)

A bright and spacious lounge to front of property benefitting from a large double glazed window providing a front outlook as well as a central heating radiator. A feature media wall to include a modern electric fire as well as a TV point.

### Dining Room/ Bedroom

14' 8" x 13' 0" (4.47m x 3.96m)

A generous sized dining room to front of property with the potential for a spacious ground floor bedroom with large double glazed window to front as well as central heating radiator.

### WC

Towards rear of property, a ground floor WC with double glazed window.

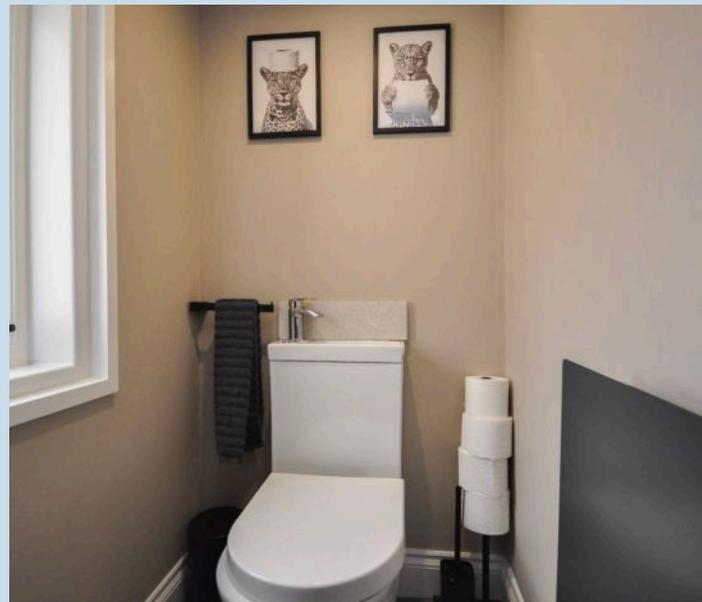
### Utility space

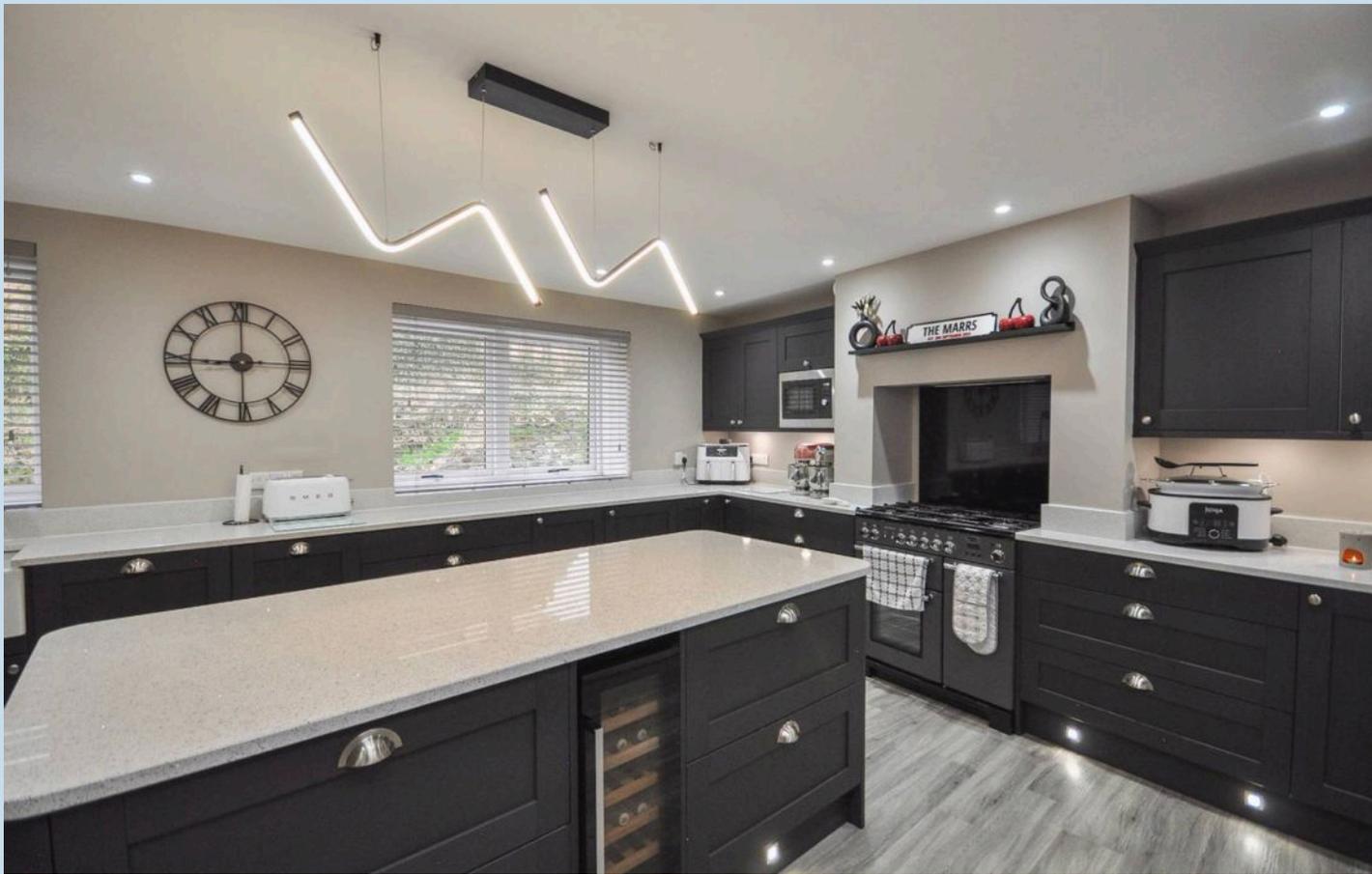
Accessed off kitchen, a separate utility space to rear of property currently housing white goods with plumbing for washing machine and double glazed window.

### Dining Kitchen

16' 0" x 14' 4" (4.88m x 4.37m)

To rear of property, a bright and spacious, luxury and modern dining kitchen which has been finished to a high standard and been fitted with both floor and wall mounted units as well as an island for dining space with quartz white sparkle worktops. Comprising of Belfast sink with flexi-head mixer tap, integrated dishwasher, Rangemaster stove and oven as well as space for fridge freezer and integrated wine cooler. Two double glazed windows as well as central heating radiator and TV point. Access to upper attic bedroom.





### **Bedroom**

17' 4" x 13' 5" (5.28m x 4.09m)

Accessed from dining kitchen and currently used as a double bedroom, a bright and spacious attic conversion with two Velux windows and central heating radiator.

### **Landing**

A bright and spacious landing giving full access to upper floor accommodation with large double glazed window.

### **Bedroom**

12' 9" x 12' 1" (3.89m x 3.68m)

On the upper level, a spacious master bedroom benefitting from large double glazed window providing front outlook as well as central heating radiator and generous built in storage.

### **Dressing room/ Study**

5' 6" x 4' 7" (1.68m x 1.40m)

Currently used as a dressing room with potential to be a study with central heating radiator and double glazed window.

### **Bedroom**

13' 2" x 7' 3" (4.01m x 2.21m)

A bright and spacious double bedroom on the upper level benefitting from a large double glazed window as well as central heating radiator.

### **Bathroom**

14' 6" x 6' 5" (4.42m x 1.95m)

A generous sized bright and modern luxury bathroom on the upper level finished to a high standard comprising of spacious walk in mains shower as well as a wall mounted WC, separate bath and double sink vanity unit. Wall mounted central heated towel rack and large double glazed window.



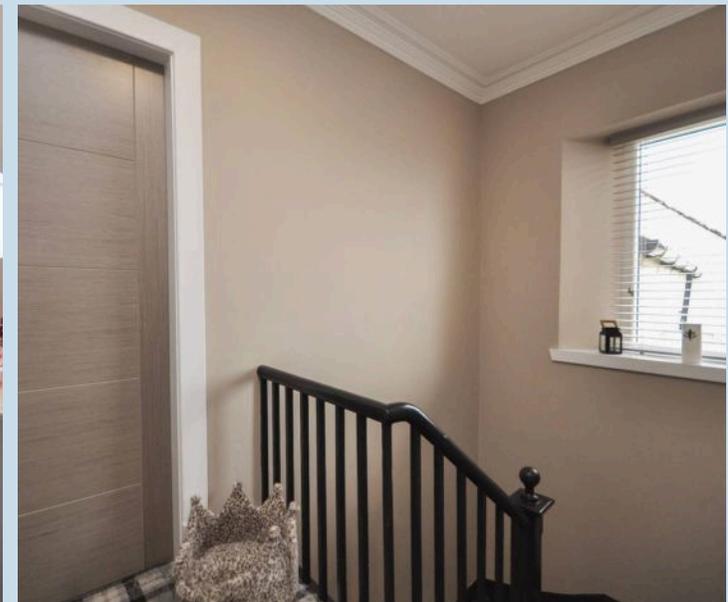
## GARDEN

Sat on a generous plot, this property benefits from recently and professionally landscaped garden grounds comprising of concrete slabbed pathways with gravel borders, maintained lawns with timber boundary fencing as well as a raised brick built and concrete levelled patio area with boundary fencing currently housing a hot tub, taking advantage of the elevated country side views.

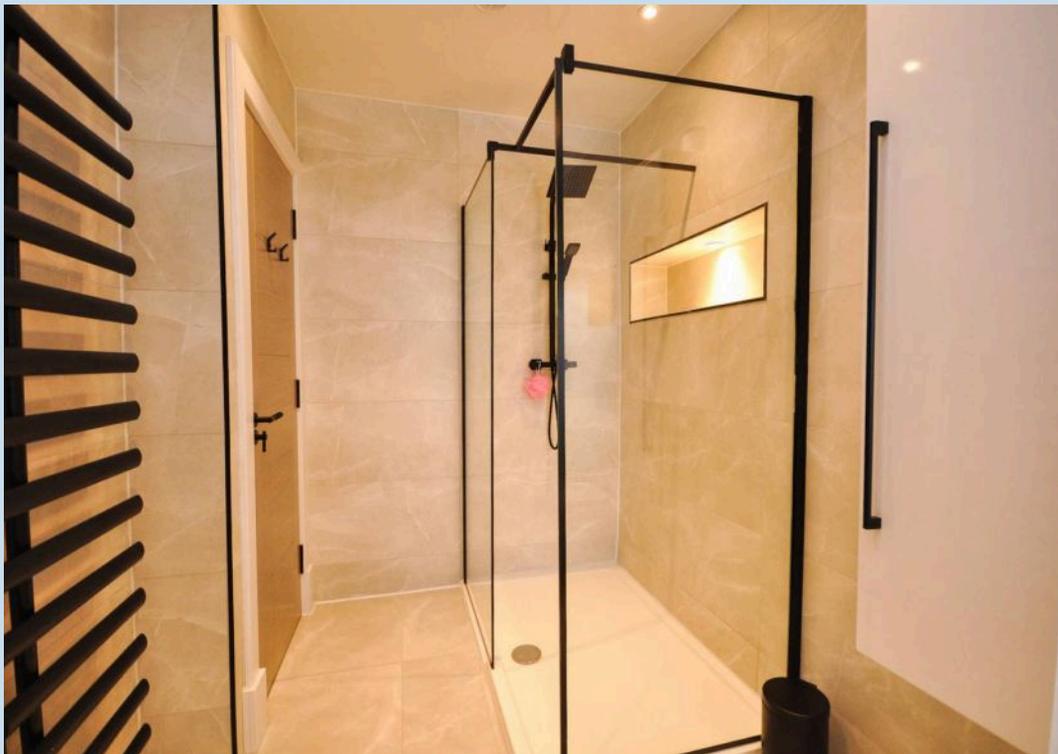
## DRIVEWAY

3 Parking Spaces

A spacious gravel driveway allowing for ample off road parking for multiple vehicles.

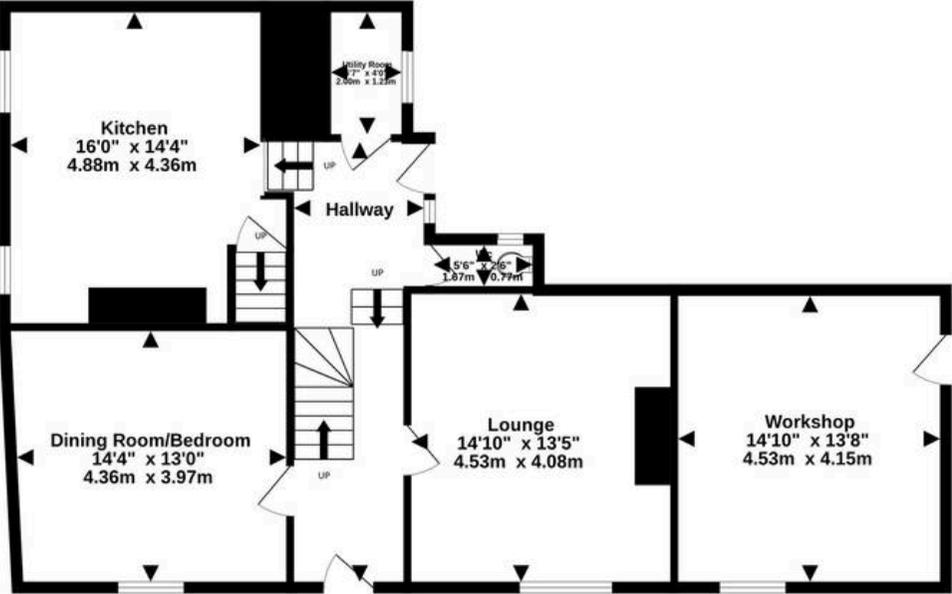




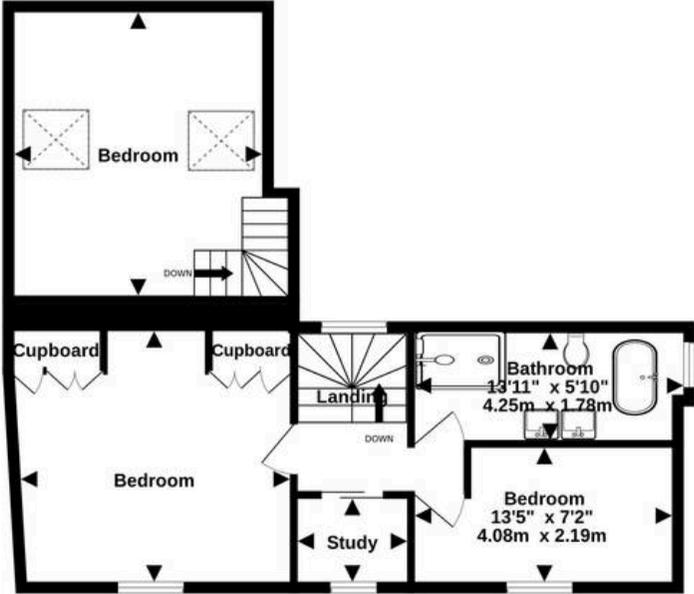




Ground Floor  
 968 sq.ft. (90.0 sq.m.) approx.



1st Floor  
 637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

**COUNCIL TAX D EPC RATING E - 39**

## SERVICES

Mains electricity, water & drainage. Oil fired central heating.

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

## OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks.

## Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches

