A B & A
Matthews
2 Lightlands Avenue,
Wigtown,
DG8 9EF
Offers over £150,000

An attractive two-bedroom bungalow situated in a pleasant residential area of Wigtown, enjoying lovely views towards Bladnoch Golf Course. The property benefits from a modern fitted kitchen, bright conservatory, well-maintained, low-maintenance gardens and a useful detached workshop. An appealing home offering comfortable single-level living in a desirable location.

Wigtown is a charming and historic market town in Dumfries and Galloway, renowned as Scotland's National Book Town. The town offers a range of local shops, cafés, restaurants and everyday amenities, together with a welcoming community atmosphere. Surrounded by beautiful countryside and close to the scenic coastline of Wigtown Bay, the area provides excellent opportunities for walking, cycling and wildlife watching. The nearby town of Newton Stewart offers a wider range of shops and services, making Wigtown an attractive location for those seeking a peaceful lifestyle whilst remaining within easy reach of local amenities.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

KEY FEATURES:

- **Semi detached bungalow**
- **2 bedrooms**
- **Double glazing and oil-fired central heating**
- **Walk in condition**
- **Views over Wigtown & Bladnoch golf course**

ACCOMMODATION

Entrance Porch – 1.50m x 1.00m
Accessed via a UPVC entrance door featuring an attractive ornate double-glazed panel, with a further glazed door leading into the hallway.

Hall
A spacious L-shaped hallway providing access to the accommodation, benefiting from a built-in storage cupboard, radiator and hatch providing access to the attic.

Lounge – 5.35m x 3.77m
A bright and spacious lounge featuring an attractive south facing bay window, enjoying lovely views across Wigtown and towards Bladnoch Golf Course. Two radiator.

Kitchen – 3.68m x 2.12m

A modern, well-appointed kitchen fitted with a range of wall and floor units, complemented by marble-effect worktops and tiled flooring. Features include a stainless steel single-drainer sink, electric hob with stainless steel extractor hood above, recessed ceiling lighting and radiator. A door provides access to the conservatory.

Conservatory – 4.02m x 3.50m

A bright and airy conservatory, glazed on three sides, allowing plenty of natural light and offering views over the garden. Features include tiled flooring, a fitted storage cupboard, wall-mounted lighting and radiator. A door provides direct access to the garden.

Bedroom 1 – 3.45m x 3.20m
A bright and spacious double bedroom featuring a south-facing window enjoying lovely views over the front garden and towards the golf course. Benefits from fitted wardrobes providing shelving and hanging space, together with a radiator.

Bedroom 1

Bedroom 2 – 3.29m x 3.07m
A well-proportioned bedroom with a north-facing window and fitted bedroom furniture, including wardrobes offering shelving and hanging space, along with useful drawer storage. Radiator.

Bedroom 2

Shower Room – 2.30m x 2.15m

A well-appointed bathroom fitted with a white suite comprising a wash hand basin, WC and bidet, together with a separate corner shower cubicle featuring a mains-operated shower. Radiator.

Garden

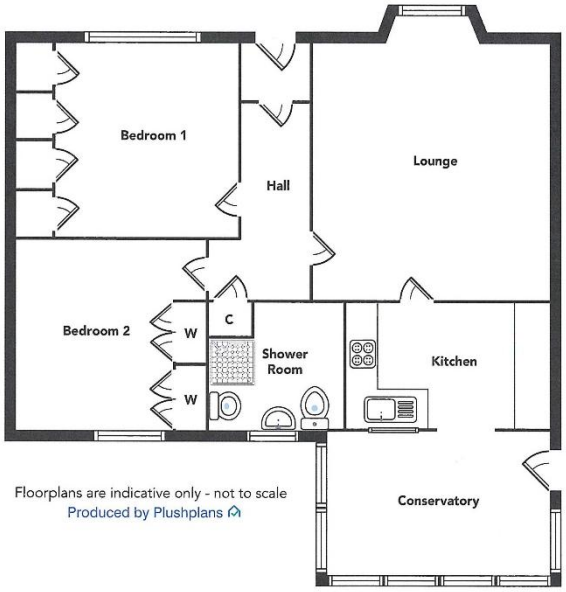
The front garden is attractively landscaped, predominantly laid with gravel and complemented by a variety of established shrubs and flowering plants. The rear garden is similarly designed for ease of maintenance, featuring hard landscaping and well-stocked flower borders providing colour and interest.

Outbuilding - Work shop – 2.80m x 2.80m

A useful, detached workshop accessed via a UPVC glazed door and benefiting from a double-glazed window, with power and lighting installed. Ideal for use as a workshop, hobby space or additional storage.

SERVICES

Mains supply of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating.



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

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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.