A B & A
Matthews
7a Agnew Crescent,
Wigtown,
DG8 9DS
Offers in the region of £50,000

Spacious first-floor flat conveniently situated within walking distance of Wigtown town centre and all local amenities. Located in Scotland's National Book Town, renowned for its annual book festival, the property benefits from double glazing and electric storage heating, offering comfortable accommodation in a popular and well-established location.

Wigtown is a charming and historic town in Dumfries and Galloway, renowned as Scotland's National Book Town and home to the popular annual Wigtown Book Festival. The town offers a range of local amenities, independent shops, cafés and scenic walks, with the surrounding countryside and coastline providing opportunities for outdoor pursuits. The larger market town of Newton Stewart, approximately 7 miles away, offers a wider range of shops, supermarkets, schools, leisure facilities and other essential services.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

KEY FEATURES:

- Spacious first floor flat situated close to all local amenities
- 1 bedroom
- Double glazing and electric storage heating
- Shared communal parking and garden area

ACCOMMODATION

Hall – 1.86m x 1.40m
Hallway with spacious walk-in cloak cupboard (extending to 3.77m x 0.95m), housing the hot water tank and electric meters. Additional separate storage cupboard providing useful storage space. Electric storage heater.

Lounge – 4.76m x 3.35m
Bright and spacious lounge with west-facing window with views over the communal garden area. Electric storage heater.

Kitchen – 3.35m x 1.83m

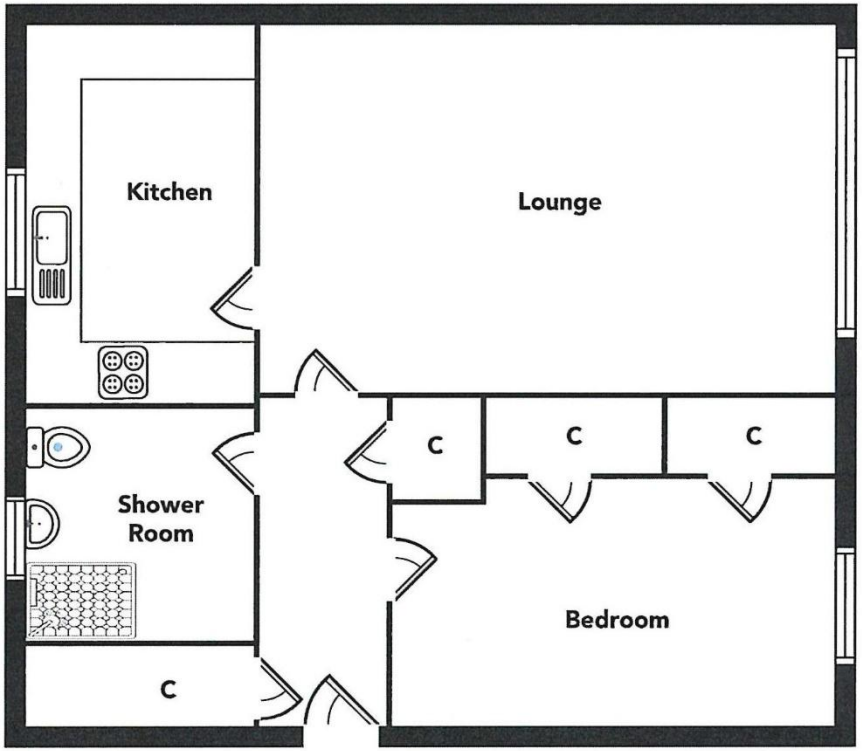
East-facing window overlooking the communal parking area. Fitted with a range of wall and floor units, ample worktop space and inset single bowl sink. Space and plumbing for a washing machine.

Bedroom 1 – 3.70m x 2.95m
West-facing window overlooking the communal garden area. Excellent built-in storage comprising shelved cupboards and fitted wardrobes providing both shelving and hanging space. Electric storage heater.

Shower Room – 2.15m x 1.85m
Fitted with a white suite comprising wash hand basin and WC. Fully tiled shower cubicle with electric shower.

Garden
Communal garden area to the rear of the property.

SERVICES
Mains supply of water and electricity. The property is connected to the mains drainage system. Electric storage 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.

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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.