



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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17 High Street,  
Wigtown,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 9HH

£105,000



- Established garden
- Garage and driveway to rear
- Electric storage heating
- Popular location



Ref: PRA10818

## Viewing Instructions: Strictly By Appointment Only

### General Description

We are delighted to market this 2 bed bungalow for sale, set just off the bustling high street of Wigtown, Newton Stewart. This property briefly comprises a comfortable living room, a generous size kitchen, 2 double bedrooms and a shower room. Outside there is a secluded cottage garden and a single garage.

Wigtown is a thriving town, famously known worldwide as "Scotland's National Book Town", hosting regular book related events throughout the year, a local Farmer's Markets on a Saturday and supports a host of independent shops and local traders. Wigtown has a wonderful Primary School and Douglas Ewart High School is just 6 miles away in Newton Stewart.

Newton Stewart hosts a variety of shops, beauty salons and supermarkets along with a Swimming pool, cinema and Bladnoch Distillery. Further afield a short drive will bring you to the beautiful coast line of the West, with the Isle of Whithorn, Port William and Port Patrick to enjoy the scenery, beaches and local viewpoints. The local area is full of outdoor activities to interest all parties, from hill climbing and walking, Cardoness Castle is just a short drive away, or Galloway House Gardens Trust, to walking Alpacas at Galloway Alpaca Farm.

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### Accommodation

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#### Living Room (11' 7" x 13' 5") or (3.53m x 4.08m)

A bright and spacious room at the front of the property, with a large double glazed window overlooking the front garden.



#### Kitchen (10' 11" x 11' 11") or (3.33m x 3.62m)

A well sized dining kitchen with wall and base units, space for white goods and a freestanding cooker. Stainless steel sink with separate taps. The rear door leads out to the back garden and up a path towards the garage.



#### Bathroom (7' 7" x 4' 6") or (2.31m x 1.38m)

A well appointed bathroom with walk in shower cubicle, toilet and wash hand basin



#### Bedroom 1 (10' 10" x 8' 7") or (3.31m x 2.61m)

Situated at the rear of the property and overlooking the garden this double bedroom has lots of space for additional storage and a built in wardrobe.

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## Bedroom 2 (9' 7" x 8' 11") or (2.93m x 2.72m)

At the front of the property, this double bedroom also has a built in wardrobe.

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## Garage

Providing vehicle access at the rear of the property, the garage is suitable for one car and storage. A gate to the right has steps leading to the path at the rear of the house.

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## Garden

Featuring several established plants

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## Disclaimer

These particulars were prepared 26th April 2024 and have been carefully compiled and are believed to be correct. Photographs were taken on 8th April 2024. Any error or omission however shall not annul the sale nor in any event give grounds for action of Law. Where dimensions are shown, these are approximate only.

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## Anti money laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s) / occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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## Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent of the property.

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## Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to GM Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a closing date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any

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time. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which photographic Driving Licence and Utility bill or bank statement showing home address would be sufficient.

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## Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:56

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band C

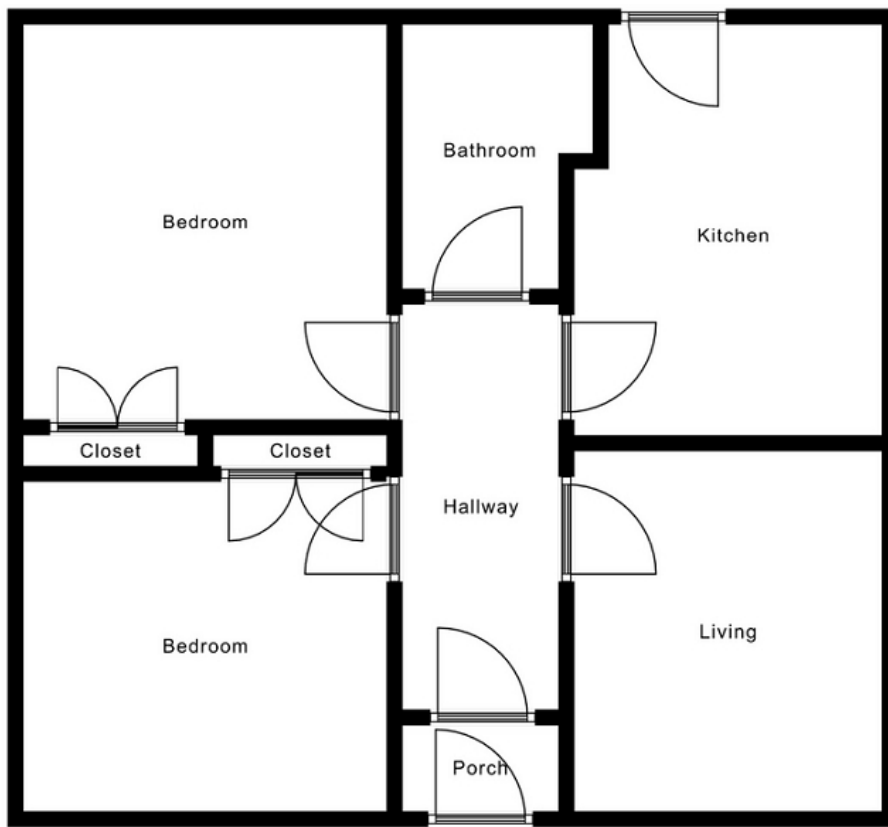
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## Directions

From Newton Stewart, take the A714 towards Wigtown. At the T-junction turn right, following the A714. Continue straight onto High Street, and the property is 57 metres along on the right, set back from the road.

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*