



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

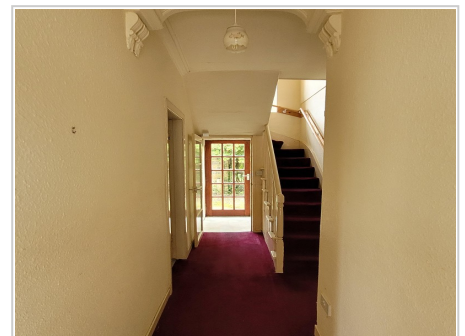
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20 Bank Street,
Wigtown,
Newton Stewart,
Dumfries And Galloway.
DG8 9HP

£160,000



- In need of renovation
- Extensive garden
- Grade C listed
- 3 bedrooms, 3 reception rooms
- Period features

Ref: PRA10834

Viewing Instructions: Strictly By Appointment Only

General Description

This magnificent property features three double bedrooms and three reception rooms, offering great versatility and a chance to put your own stamp on this Grade C listed building. In need of renovation, but filled with characterful features, an outbuilding and an extensive garden, this is an opportunity not to be missed.

Just seven miles south of Newton Stewart, Wigtown hosts an annual Book Festival and has a wide range of independent book shops and cafe's.

Nearby Bladnoch is home to Scotland's most southerly whisky distillery, and as the gateway to the Machars, Wigtown is surrounded by stunning scenery and wildlife.

Accommodation



Living Room (12' 1" x 9' 5") or (3.68m x 2.87m)

At the front of the property, with feature stone fireplace and decorative cornicing.



Sitting room (9' 6" x 9' 4") or (2.89m x 2.85m)

Situated at the rear of the property, with decorative cornicing and dado rail. The rear door leads out to a large porch.



Dining Room (9' 11" x 9' 8") or (3.02m x 2.94m)

At the front of the property and leading off from the kitchen, the dining room provides lots of bright space for entertaining.



Kitchen (11' 7" x 7' 4") or (3.52m x 2.24m)

The large window allows plenty of light to enter the room, and generous surface space is provided by the worktops along both sides of the room. A pulley is installed at the ceiling.



Hallway (16' 8" x 3' 6") or (5.09m x 1.06m)

Extending the length of the property and providing access to the living room, sitting room, kitchen, rear garden and stairway.



Bedroom 1 (11' 7" x 12' 1") or (3.53m x 3.68m)

The main bedroom at the front of the property, with a double glazed sash window and electric storage heater.



Bedroom 2 (11' 9" x 10' 8") or (3.59m x 3.24m)

The second bedroom to the front of the property, with dormer window, electric storage heater and decorative cornicing.



Bedroom 3 (10' 0" x 9' 4") or (3.04m x 2.85m)

A double bedroom to the rear of the property with skylight.



Bathroom (9' 11" x 7' 9") or (3.03m x 2.35m)

A generous bathroom with three piece suite and additional cupboard space.



Garden

A long and varied garden, with space for lawn, hedging, vegetable plots and decorative borders.

Services

Mains electricity, mains water, mains drainage

EPC Rating:36

Tenure

We are informed that the tenure is Not Specified

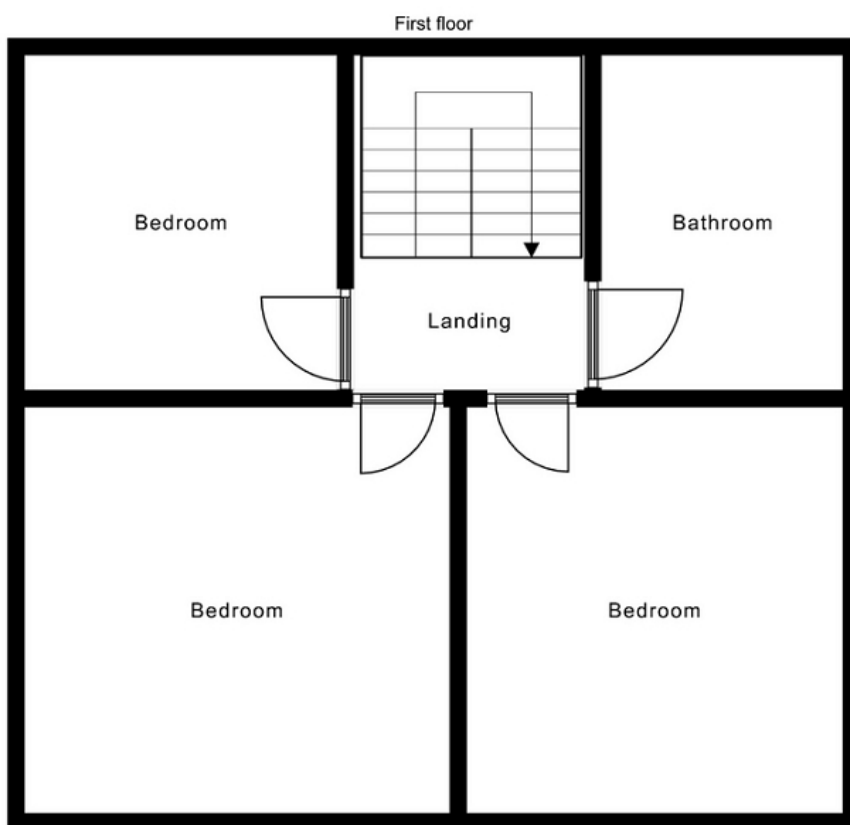
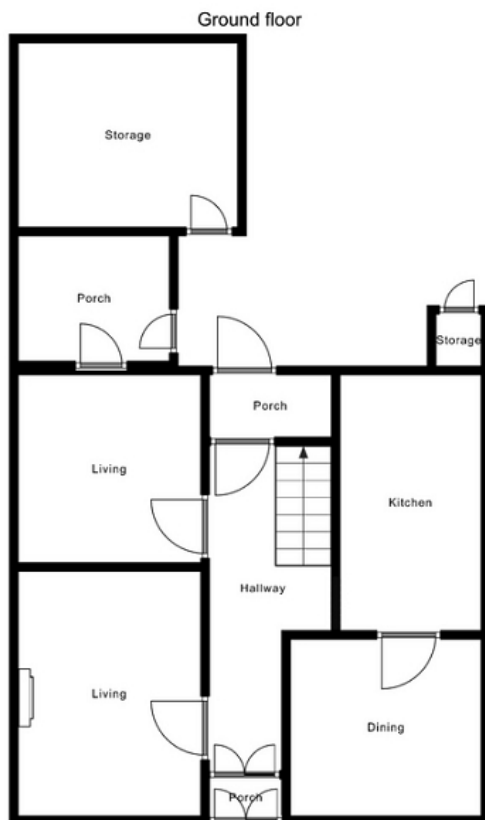
Council Tax

Band B

Directions

From Newton Stewart, travel south on the A714 towards Wigtown. At the T junction within Wigtown, turn left onto North Main Street. Continue straight onto Bank Street, and the property is 87 metres along on the left.





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.