




5 Foutainbleau Terrace

Wigtown, DG8 9EG



Semi-detached, 2-
bedroom bungalow with
ample off-road parking.

Offers Over: £130,000 are invited

5 Fountainbleau Terrace, Wigtown, DG8 9EG



1



2



1

Key Features:

- . Semi-detached bungalow
- . Ample off-road parking
- . Oil fired central heating
- . Two spacious double bedrooms
- . Full UPVC Double glazing
- . Enclosed garden
- . Conservatory
- . Convenient location



galloway & ayrshire properties



Property description

Located within the heart of what is renowned as the book-town of Dumfries & Galloway, Wigtown, sits a well-proportioned, semi-detached bungalow on a generous plot with ample off-road parking. Conveniently located within walking distance to the town centre and a pleasant outlook over the village. This is a well-proportioned property laid out over one level with full double glazing and oil-fired central heating. This property is ideally suited for those looking for something on one level or perhaps a buy to let investment.

Of traditional construction under a tile roof as well as a flat roof extension to the rear, this property is in good condition. Comprising of a spacious lounge to the front with feature electric fire as well as access to kitchen with the additional benefit of a conservatory to the rear providing a pleasant outlook over the rear garden and beyond. Sat on a generous plot, this also allows for vehicular rear access and ample off-road parking as well as providing views overlooking the village and countryside beyond. With well maintained garden ground to the front, this is a splendid bungalow in a convenient and tranquil location to which viewing is to be thoroughly recommended.

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. All major amenities including healthcare, supermarkets, indoor leisure pool complex and primary/secondary schooling can be located either in Newton Stewart or Stranraer.





Accommodation

Entrance Porch

Front entrance leading into front porch providing access to electricity meter and providing access into hallway .

Hallway

Hallway providing access to full living accommodation with central heating radiator, thermostat to control central heating and loft hatch access.

Lounge

Spacious lounge towards front of property with large double glaze window providing front outlook, central heating radiator, feature electric fire, TV point and access into kitchen.

Kitchen

Kitchen towards rear of property with wall and floor mounted units, beechwood style worktops, integrated electric oven and induction hob, central heating radiator, built-in extractor, stainless steel sink, double glaze window providing outlook into conservatory as well as plumbing for washing machine and also central heating boiler. Access into conservatory to rear.

Bathroom

Spacious bathroom comprising of electric shower over bath, separate toilet and wash hand basin, double glazed window to rear, central heating radiator, splash panel boarding and built extractor fan.

Bedroom 1

Spacious double bedroom towards front of property with double glazed window providing front outlook, central heating radiator and generous built in storage.

Bedroom 2

Double bedroom towards rear providing with large double-glazed window providing rear outlook and central heating radiator.

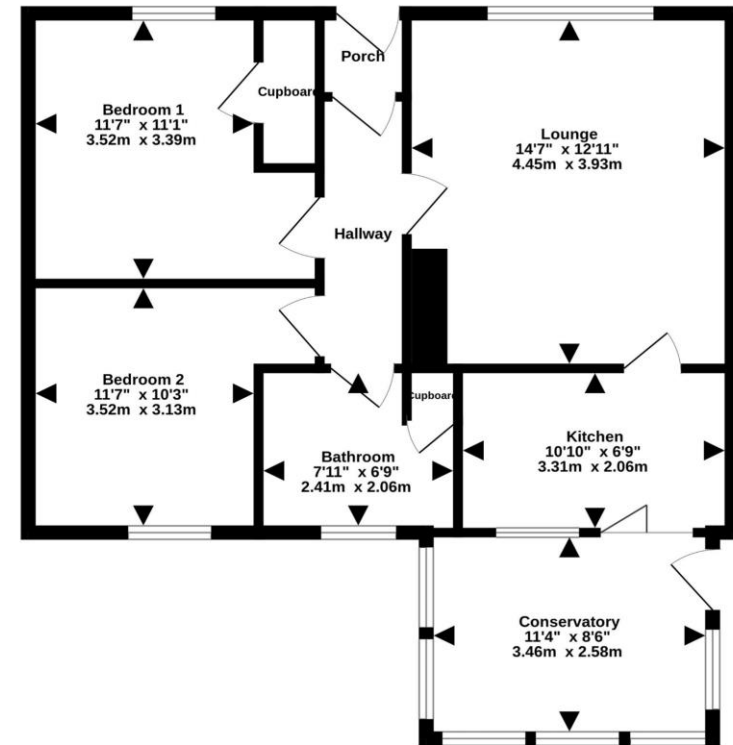
Conservatory

Flat roof conservatory to rear, fully double glazed with mains power access into rear garden.

Garden

Spacious garden to rear providing rear vehicular access allowing for off-road parking comprising of concrete pathways, border hedging, synthetic lawn area, gravel driveway as well as spacious garden to front of property comprising of fence border foraging and well-maintained lawn area.

Ground Floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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. Pre-sale 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.

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

Band B

EPC RATING

E(52)

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.

