



1 & 2 Hillhead Cottages, Wigtown

Newton Stewart, DG8 9BA

Offers Over **£220,000**



Within close proximity to the countryside town of Wigtown, known as 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. Other local attractions include 'Bladnoch Distillery' which attracts many visitors. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. a great place for wildlife spotting and stunning views. St Medan Golf course can be found less than 14 miles from the village.

Council Tax band: C

Tenure: Freehold

- Two semi-detached cottages
- Ideal renovation project
- Traditional stone cottages
- Rural location
- Countryside views
- Off road parking
- Generous garden grounds
- Detached garage







Sit on an elevated plot in a serene rural setting, this unique property presents an exciting opportunity for those seeking a renovation project. Comprising of two semi-detached traditional stone cottages, this offering boasts unparalleled potential for those with a creative vision. Cottage 1, currently stripped back and strapped ready for plaster boarding whilst Cottage 2 sits fully renovated with a modern extension as well as benefitting from ample loft space allowing for potentially two additional bedrooms. The countryside views surrounding the property provide a picturesque backdrop, immersing one in the beauty of nature. Off-road parking is available along with a detached garage, lending convenience to daily life. Generous garden grounds offer ample outdoor space for recreation and relaxation, enhancing the charm and appeal of this property.

Outside, the property's vast grounds are a haven for those who appreciate nature's beauty. A sprawling grassy area surrounds the property, with a well-maintained access track leading from the road to the front. The front area features a block-paved patio perfect for enjoying the outdoors. A side fence with gate offers access to the rear of Cottage 1, revealing additional green space with a block-laid patio, crazy paving, and an outside light. The large rear garden is a private retreat, featuring mature shrubs, hedging, and a small garden shed. Raised brick beds with rhubarb add a touch of charm, while a side gate leads to an enclosed paddock area with a stone boundary wall and open rural views. With a concrete coal bunker, outside lighting, and easy access to Cottage 2, this property's outdoor space is as enchanting as it is functional.





Entrance Hallway

5' 6" x 3' 6" (1.67m x 1.07m)

Staircase to the upper floor.

Public Room 1

16' 5" x 11' 7" (5.00m x 3.54m)

Front DG window, tiled fireplace, strapped ready for plaster boarding.

Public Room 2

16' 5" x 9' 5" (5.00m x 2.87m)

Front and rear DG windows, shelved recess (original access to cottage number 2} tiled fireplace and again strapped ready for plaster boarding

Inner Hall

5' 7" x 3' 6" (1.70m x 1.07m)

Under stair cupboard, wall mounted meter cupboard.

Rear Hall

13' 3" x 3' 6" (4.05m x 1.06m)

Ceiling light, door to the outside, large walk-in shelved airing cupboard with hot water tank.

Kitchen

10' 8" x 11' 9" (3.25m x 3.59m)

Large side and rear DG windows. The original kitchen is still in situ with dark finished units and cream worktops, cooker point, power points, hot water geyser, strip light and large walk-in pantry with shelving and cupboard.

Bathroom

8' 2" x 6' 1" (2.48m x 1.86m)

White enamelled bath, large wash hand basin and WC ,side DG window, ceiling light.

Upper floor

25' 3" x 13' 9" (7.69m x 4.20m)

Stripped out back to the boards ready for plaster boarding. Has potential for 2 double bedrooms. There are 3 rear facing Velux windows. Old water storage tank.





Cottage 2: Entrance Vestibule

4' 8" x 4' 4" (1.43m x 1.33m)

Single glazed door to vestibule with ceiling light, loft hatch, electricity meters and fuses.

Hallway

'L' shaped hall with 2 radiators and night store heater, ceiling lights, smoke alarm and power points. Very deep double built-in storage cupboard with shelving. Internal opaque window to the kitchen.

Lounge

12' 9" x 12' 1" (3.88m x 3.68m)

Front DG window with open rural views and deep sill, coloured stone effect fireplace with open fire with back boiler for radiators, built-in bookshelves, ceiling light, power points and TV connection. Large night store heater.

Bedroom 2

9' 1" x 11' 5" (2.77m x 3.48m)

Rear facing DG window with deep sill, twin or double room, radiator, power points, ceiling light, triple built-in cupboard with hanging rail, storage and also the hot water and expansion tanks (installed 2025).

Bathroom

10' 3" x 4' 6" (3.12m x 1.37m)

Front opaque DG window with fitted blind, modern white panelled bath, WC and vanity wash hand basin louvre door storage below, night store heater, radiator, ceiling light. Modern panelling around the bath with direct combination adjustable showerhead and rail, shower, vinyl flooring, wall mirror and strip light.

Bedroom 1

11' 10" x 11' 10" (3.60m x 3.60m)

Good size double room with rear DG window and open views, radiator, Dimplex panel heater, ceiling light, power points, deep double built-in wardrobe/storage area with shelving and hanging rail.





Dining Kitchen

14' 8" x 13' 8" (4.47m x 4.16m)

Two side facing windows with open views, range of base and wall cupboards in white with teal effect, grey worktops, double drainer stainless steel sink with mixer tap, power points, cooker point, ceramic electric hob and built-in oven. Radiator and night store heater, ceiling and wall lights, internal opaque window to hall, plumbing for washing machine. Part vinyl/part carpeted floor.

Rear Hall

With stable style door to the outside, space for tumble dryer and refrigerator. Cloak rail.

Garden

The ground surrounding the property is mainly laid with grass. Access track leading from the road with a raised area of lawn suitable for parking. To the front is a block paved patio area, and side fence with gate, allowing access to the rear to the left of cottage number 1. To the side of Cottage 1, we have a grass area with a further block laid patio, crazy paving and outside light. The rear garden is a good size, predominantly laid with grass, very private, mature shrubs and hedging, small garden shed. There are raised brick beds with rhubarb. Side gate to an enclosed paddock area with stone boundary wall and open rural aspect. Concrete coal bunker and outside light with access to the rear door of cottage number 2.

Garage

Single Garage

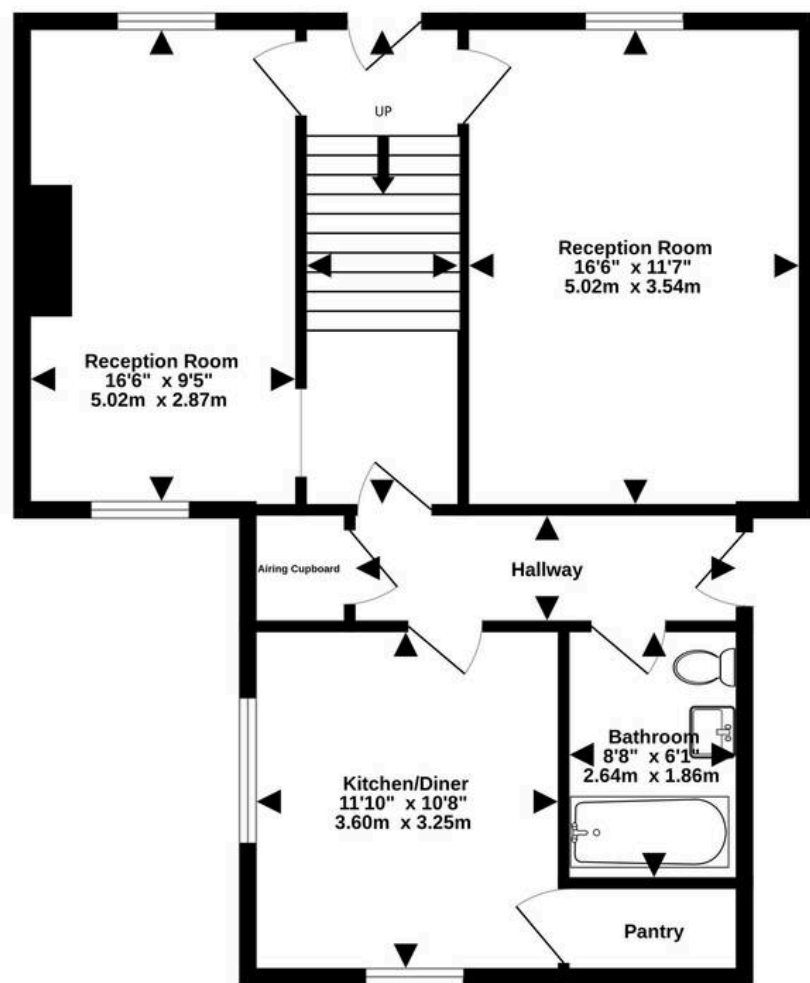
Brick and roughcast single garage under corrugated roof, side door, rear window and double timber doors to the front. Cobbled floor.

Driveway for 4 Parking Spaces

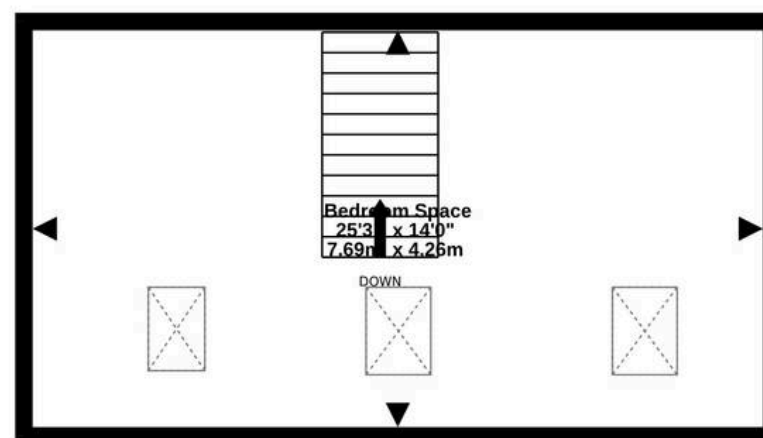
Track access via main road to spacious maintained lawn area to front to allow for spacious off road parking for multiple vehicles.



Ground Floor
694 sq.ft. (64.5 sq.m.) approx.



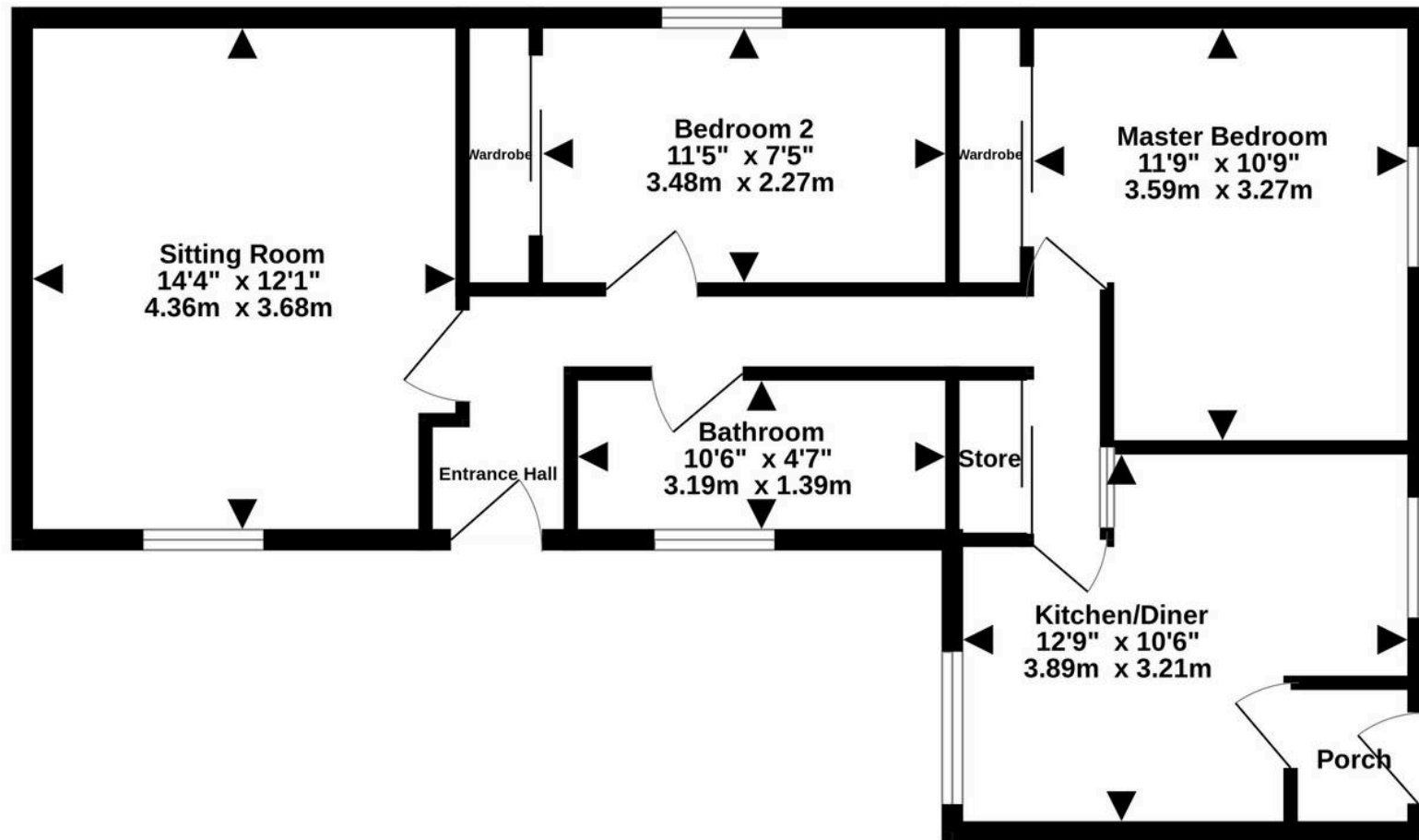
1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Ground Floor
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.