



GAP

galloway & ayrshire properties

33 & 34 South Main Street, Wigtown

Newton Stewart, DG8 9HG

Offers Over **£115,000**

33 & 34 South Main Street

Wigtown, Newton Stewart

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. 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.

In the heart of the bustling town centre of Wigtown, this unique property offers a rare opportunity for those seeking a blend of commercial and residential living. The ground floor accommodates a versatile shop space while the upper floor surprises with a quaint two-bedroom flat, ideal for those looking to capitalise on a potential buy-to-let investment. Boasting a prime location close to all amenities in the renowned National Book Town of Wigtown, history and convenience converge seamlessly in this property, promising a lifestyle that seamlessly melds work and leisure.



- Commercial premises with living accommodation
- Town centre location
- Two bedroom upper floor flat
- Potential buy to let investment
- Close to all amenities
- Within the National Book Town of Wigtown

Shop Premises

20' 5" x 19' 6" (6.23m x 5.95m)

Large main shop area and office/store or further shop area and toilet. The main shop is 2 large front facing single glazed windows and new double glazed door with fan light above. Electricity meters, consumer units and ample strip lighting. Ample power points and pipes which could provide water and drainage connection. 2 new radiators, telephone point and vinyl floor covering.

Inner Hallway

14'3" x 7'11" (4.34 x 2.42m approx) Double glazed opaque rear window. New controllable central heating and power points. Strip light, smoke alarm and original cast range recessed into a fire recess (note sure whether the chimney is working or not). Door to the outside

Shop 2

Large front facing double glazed window. New radiator, power points, strip light and smoke alarm.

Washroom

8' 2" x 6' 2" (2.48m x 1.87m)

It is understood that this will conform to disability regulations. Loft hatch and emergency light. Ceiling light, extractor and raised WC. WHB with disabled handle and stabiliser.



Landing

First floor flat accessible by a separate door from South Main Street to the internal stairwell where all the electricity meters (prepayment meter) and the consumer units are located. Cast iron hand rails at both sides of the stairs to landing with smoke and fire detection. Emergency lighting, fire alarm and large rear facing velux window. Double glazed hardwood door leading to kitchen.

Kitchen

Front facing single glazed sash window. Modern base and wall units in light wood effect with cream worktops and single drainer stainless steel sink with mixer tap. Built in extractor and four ring hob and electric oven. Cooker points, wall tiling, space for fridge and space and plumbing for washing machine. Pan storage unit and strip light.

Hallway

Fire alarm and smoke detection. Ceiling light, fire alarm control panel and Economy 7 timer for the hot water.

Boxroom

Front facing double glazed window. Built in shelving, hot water tank and pine panelled ceiling with loft hatch. Double power point.

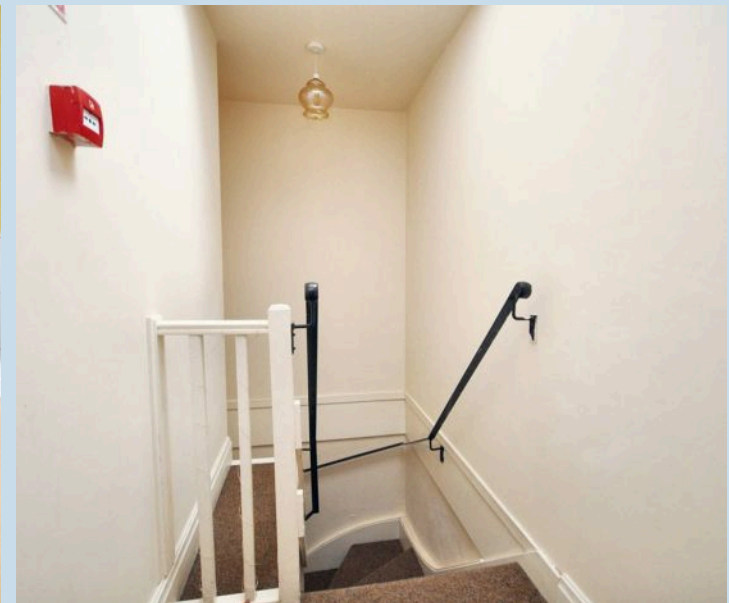
Bedroom 1

Front facing double glazed. Night store heater, power points, ceiling light and carpet.

Sitting Room

13' 2" x 11' 11" (4.01m x 3.64m)

Small side facing double glazed window with deep sill. Power points, 2 ceiling lights, telephone and TV connection. Possibly satellite connection, carpet and night store heater. Dampness around window.





Bathroom

Modern 3 piece suite with white WC, large WHB with mixer tap and panelled bath. Mira electric shower, wall panelling and extractor. Rear Velux window and ceiling light. Wall heater and vinyl flooring.

Bedroom 2

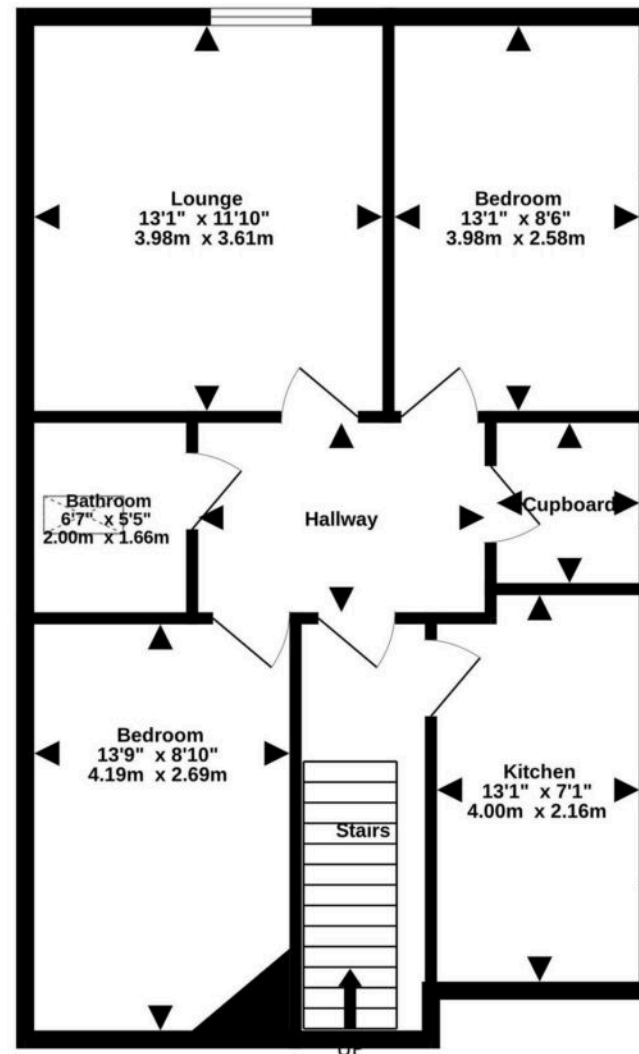
Rear facing UPVC emergency exit/window. Power points, telephone cable possibly used for computers in the past and ceiling light. Night store heater.

Garden

To the rear is a small enclosed yard.



Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX TBC

EPC RATING E (49)

SERVICES

Mains electricity, water & drainage.

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.

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

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. Presale 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.

