



W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents

GREENLEA COTTAGE,

5 BALLGREEN, WIGTOWN, NEWTON STEWART, DG8 9HU

Delightful end terraced cottage located in quiet location on the edge of Wigtown with fine sea views and within walking distance of local amenities. Viewing highly recommended.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

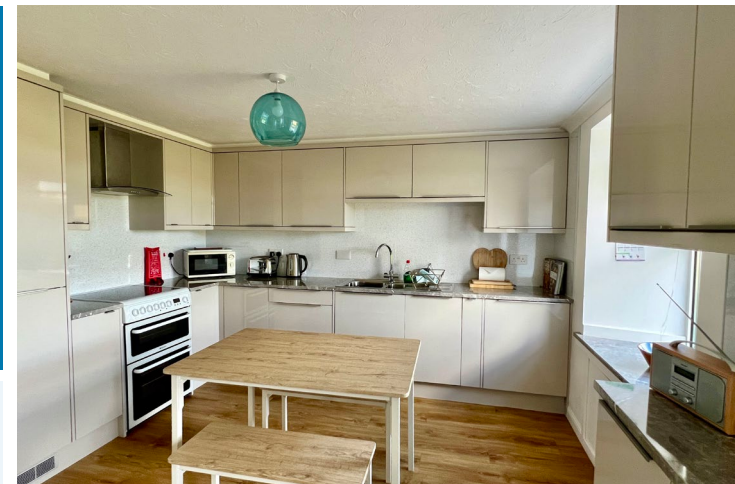
Entrance Area
Sitting Room
Kitchen Dining Room
Rear Hallway
Shower Room

First Floor:

Landing
Double Bedroom 1 (Left)
Double Bedroom 2 (Right)

Outside:

Front Garden.
Rear Garden.
Off street parking.



Greenlea Cottage is a beautifully presented 2 bedroom semi-detached cottage located on the edge of Wigtown. This charming property enjoys sea views from the front whilst being within easy walking distance of all local amenities in Wigtown.

Wigtown is a pretty, traditional market town and is known worldwide as Scotland’s National Book Town, a designation that reflects its dozen or so quality bookshops and annual literary festival. Founded in 1999, the ten day Book Festival is now one of the UK’s best loved literary events.

As well as offering a good range of local shopping and professional services, Wigtown and nearby Newton Stewart are regarded as natural bases from which to explore the Galloway Forest Park which covers a vast and sparsely populated area stretching north east. The wild landscape and extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits.

There are eight good local golf courses to choose from. The coastline offers sailing and sea fishing and there are safe anchorages at Port William and the Isle of Whithorn. The A75 provides excellent road links and there are railway stations at Stranraer and Dumfries.

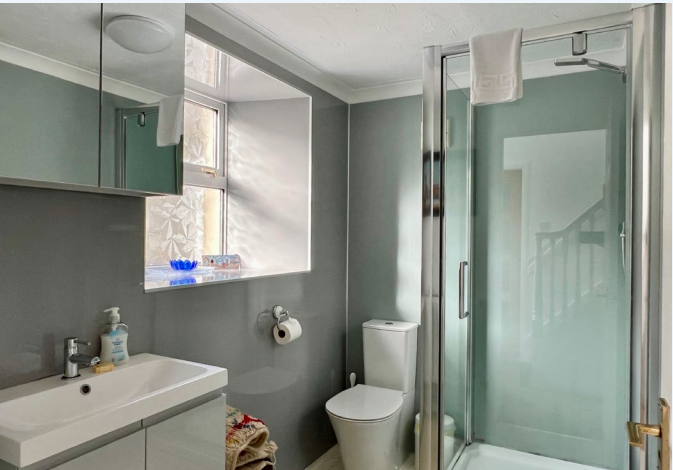
The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths. Galloway is well known for its popular mountain bike trails at Kirroughtree on the outskirts of Newton Stewart along with the Galloway Dark Skies Park.

ACCOMMODATION

Entered from front garden through uPVC obscure glazed door into:-

ENTRANCE AREA 1.09m x 1.75m to front of cupboard

Open plan entrance area which opens into the kitchen dining room to the right and doorway to the left leading off to the sitting room. Under stair storage cupboard. Oak effect laminate flooring.



KITCHEN DINING ROOM 3.62m x 3.31m

Located to the front of the property is a bright and airy Kitchen with ample room for dining table and chairs. There is ample storage from a good range of high gloss grey contemporary fitted kitchen units with Corian work surfaces. Stainless steel 1½ bowl sink with mixer tap above. Integrated dishwasher. Integrated fridge freezer. Freestanding electric cooker with stainless steel chimney style extractor hood above. Double glazed window to front with fine views across the garden and across Wigtown bay beyond with deep sill beneath and a cupboard. Ceiling light. Contemporary vertical radiator. Oak effect laminate flooring.

SITTING ROOM 3.62m x 5.27m

This light and spacious reception room enjoys a fine view from a double glazed window to front overlooking garden to sea beyond. Curtain pole and curtains. Further window to rear overlooking garden with blind and curtain pole above. Freestanding feature Dowling stove with stainless steel flue sat on a marble hearth. Telephone point. Ceiling corning. Ceiling light. Radiator. Oak effect laminate flooring. Wooden glazed door leading to:-

REAR INNER HALLWAY 1.68m x 1.58m at longest

uPVC double glazed window with deep sill beneath overlooking rear garden. Ceiling corning. Ceiling light. Smoke alarm. Contemporary vertical radiator. Wood effect laminate flooring. Carpeted staircase with painted wooden handrail leading to first floor level. Door leading off to shower room and kitchen:-

SHOWER ROOM 2.49m 1.55m

uPVC obscure glazed window overlooking rear garden. Respatex style wall paneling on all walls. Walk in shower cubical with mains shower above. White W.C. and white wash hand basin inset into modern vanity unit with mirrored bathroom cabinet above. Ceiling corning. Ceiling light. Extractor fan. Radiator. Limed Oak effect flooring.

Carpeted staircase with painted wooden handrail leading to:-

First Floor Level



LANDING 0.87m x 0.76m

Velux window above stairwell providing additional natural light. Built in bookshelves. Partially coombed ceiling. Ceiling light. Smoke alarm. Fitted carpet.

DOUBLE BEDROOM 1 (Left) 3.34m x 3.87m to under eaves

2 large Velux windows providing an abundance of natural light and fine view across neighbouring farmland to Wigtown estuary beyond. 2 built in double wardrobes with hanging rails and shelving. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 (Right) 3.55m x 3.83m

2 Velux windows with built in blinds with fine views across to Wigtown estuary beyond. Stainless steel flue for woodburner runs through this bedroom providing some additional heat. 2 built in wardrobes with hanging rail and shelving. Ceiling light. Radiator. Fitted carpet.

Outside

Front Garden

This delightful cottage has a generous paved patio area to front bordered by well established flower beds which are stocked with a variety of shrubs and perennials. This seating area enjoys a fine sea view.

Rear Garden

The full enclosed rear garden has a well sheltered patio area which can be accessed directly from the rear hallway and from a gate to side from the front garden. This gently sloping garden is mainly laid to lawn with steps leading up from the patio to potting shed with views over the cottage roof to Wigtown Bay beyond.

CONTENTS

Most of the contents are available by separate negotiation. A list of contents that are available can be provided to interested parties.

BURDENS

The Council Tax Band relating to this property is B.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, Air source heat pump and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then

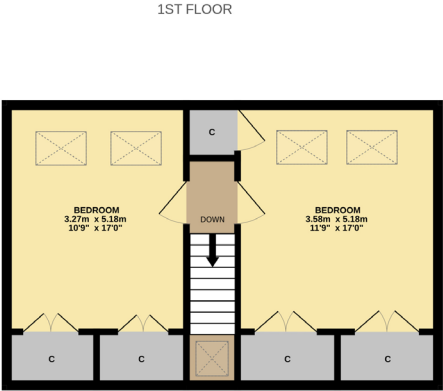
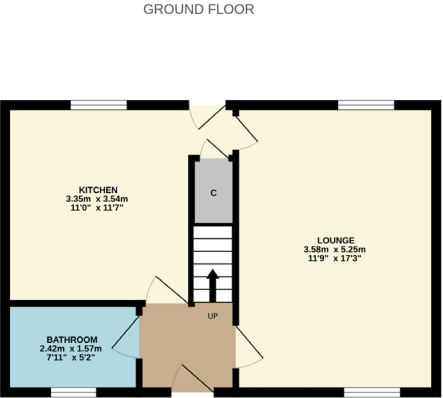
click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/CHRIJ01-01



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

www.williamsonandhenry.co.uk

