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Solicitors & Estate Agents



4 BANK STREET

WIGTOWN, NEWTON STEWART, DG8 9HP

Delightful townhouse located in the heart of 'Wigtown Booktown' providing well-proportioned bright and spacious accommodation throughout.



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Accommodation:

Ground Floor:

Rear Entrance Hallway
Inner Hallway
Sitting Room
Kitchen / Dining Room

First Floor:

Landing
Lounge
Walk in Cupboard
Double Bedroom 1 with
Ensuite
Family Bathroom

Attic Floor:

Attic Room

Outside:

Enclosed Pend. Gravelled
Area. Stone Outbuilding.
Outside Tap and Sink. Oil
Tank.



4 Bank Street is a surprisingly spacious and light townhouse located in a quiet yet central location within the popular town of Wigtown. The property benefits from spacious and flexible accommodation across three floors which is sure to suit a number of different buyers and also benefits from a large walled garden to rear and separate stone built outbuilding.

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.

ACCOMMODATION

4 Bank Street is accessed via a private pend to the side of the property through a wooden door from Bank Street. This enclosed area provides direct access to the house and rear garden.

PEND

8.22m x 0.92m

Wooden door from Bank Street provides access to an enclosed pend with two doorways leading into the main house (one into the sitting room at the front of the property as well as a separate wooden door into the main entrance hallway) At the far end of the pend is a further door leading out to rear garden. The covered pend is a useful additional storage area and provides easy access directly to the rear garden. Concrete floor.

ENTRANCE HALL

4.11m x 1.06m

Located to the rear of the property this spacious hallway benefits from ample natural light from two uPVC double glazed windows overlooking the garden with roller blinds above. An internal glazed window provides additional natural light over the main staircase. Under stair storage cupboard. Two ceiling lights. Wooden glazed door leading into:-

INNER HALLWAY

2.54m x 1.08m

Original wooden floorboards. Radiator. Smoke alarm. Ceiling light. Honeywell thermostat controller. Painted wooden staircase with central carpet runner and original wooden handrail leading to first floor level. Doors leading off to sitting room and open plan kitchen / diner.

SITTING ROOM

3.71m x 4.29m

Bright and spacious front facing reception room with ample natural light from two large sash and case windows to front with wooden working shutters and deep sills beneath. Recently installed contemporary cast iron log burning stove set on slate hearth. Radiator. Recessed alcove with ornate joinery and cornicing. Ceiling cornicing. Ceiling light. Wooden door leading out to pend. Stripped wooden floorboards.

KITCHEN / DINING ROOM

5.96m x 3.30m

This spacious farmhouse style kitchen / dining room runs the full depth of the property and enjoys ample natural light from dual aspect windows to front and rear. This well thought out space has a number of bespoke solid wooden fitted kitchen units and spacious work surfaces providing ample storage and preparation space. Ceramic Belfast sink with mixer tap above. Vent Axia extractor fan. Larder unit. uPVC double glazed tilt and turn window to rear overlooking the garden. Bosch 'Silence' slim line dishwasher. Central wooden kitchen island with solid wooden work surface. Zanussi integrated electric induction hob. Bespoke breakfast bar seating area to side. Radiator. Recessed alcove with built in shelving. Recessed Inglenook fireplace with built in Rayburn range cooker with granite lintel above. Immersion heater controller. Recessed LED ceiling spotlights. Ceiling cornicing. Smoke alarm/heat sensor. Stripped wooden floorboards. Wooden sash and case window to front with working shutters and deep sill beneath.

Staircase with central carpet runner and stripped wooden original handrail leading from the inner hall to first floor level.

First Floor Accommodation

LANDING

Stripped wooden floorboards. Radiator. Ceiling cornicing. Ceiling light. Smoke alarm. Doors leading off to all first floor accommodation. Doorway leading to hidden staircase up to attic level. uPVC double glazed tilt and turn window to rear overlooking garden.

LOUNGE

4.94m x 4.15m

Beautifully appointed first floor lounge enjoying a pleasant outlook across to the 'County Buildings' with natural light from two wooden sash and case windows to front with wooden working shutters. Contemporary cast iron log burning stove set on slate hearth. Recessed alcove with shelving. Door leading to large walk in storage cupboard. Ceiling light. Smoke alarm. Carbon monoxide detector. Radiator. Ornate ceiling cornicing. Stripped wooden floorboards.

WALK IN CUPBOARD

1.72m x 0.97m

Stripped wooden floorboards. Shelving. Ceiling light.

DOUBLE BEDROOM 1 WITH ENSUITE

3.56m x 3.47m

Well-proportioned front facing double bedroom with original cast iron fireplace with stone hearth and mantel above. Wooden sash and case window with working wooden shutters. Ceiling cornicing. Stripped wooden floorboards. Radiator. Ceiling light. Opens into:-

En-suite Bathroom

2.29m x 3.49m

This well positioned spacious bathroom complements the characterful nature of this property with suite of white wash-hand basin, W.C. and roll top bath with tiled splash-back and central rainfall showerhead above. Manrose extractor fan. Curved feature wall. uPVC obscure double glazed window to rear. Period style radiator. Recessed alcove with built-in shelving providing useful additional storage. Ceiling cornicing. Recessed LED ceiling spotlights. Varnished wooden floorboards.

FAMILY BATHROOM

Spacious family bathroom with white W.C and wash hand basin. Large shower cubicle with respatex style wall panelling and shower. Manrose extractor fan. Ceiling spotlights. uPVC obscure double glazed window. White towel rail. Shaving point. Stripped wooden floorboards.

Accessed through a doorway on the first floor landing. Carpeted staircase leading from first floor landing up to attic level.

Attic Floor Accommodation

BEDROOM 2/ATTIC ROOM

8.39m x 3.75m

Spacious attic room which could either be used as another lounge, further bedroom or easily divided to two rooms subject to appropriate planning consents. This spacious open plan attic room is currently set up as a third reception room but could easily be set up as a master bedroom suite with bedroom area and lounge area to side. Both areas have a wooden Velux window to front providing an abundance of natural light. Fitted carpet. Radiator. Under eaves storage. Velux window to rear above stairwell. Partially coombed ceiling. Three under-eaves storage cupboards. Built-in cupboard providing useful additional storage on one end. Two ceiling lights.



OUTSIDE

Immediately adjacent to the rear of 4 Bank Street is a generous gravelled area. Outside tap with ceramic Belfast sink. Oil tank. Paved path from gravel patio area leads down the garden with steps leading up to private terraced sitting area bordered by well stocked flower beds. The path continues beyond this delightful seating area to a formal lawned area bordered by well-established flower beds.

STONE OUTBUILDING (Bothy) 4.20m x 3.27m

This versatile space is separate to the house and accessed through the pend and could be utilised as an Art Studio, Workshop or Shop. Partially laid to concrete and partially retaining the original cobbled floor. Exposed stone walls. UPVC double glazed tilt and turn window. Original fireplace. Fluorescent strip-light. Slate roof. A separate private gravelled area behind the Bothy would suit an alfresco dining area or site a greenhouse.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas 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, Kirkcubright 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, Kirkcubright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/LUFFG01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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