



**19 North Main Street,
Wigtown,
DG8 9HL**

Offers in the region of £240,000



Designated as Scotland's National Book Town, Wigtown is a charming and welcoming market town on the shores of Wigtown Bay. Renowned for its independent bookshops and annual literary festival, the town also offers a range of cafés, local shops and everyday amenities. Surrounded by the beautiful landscapes of Dumfries and Galloway, residents and visitors can enjoy scenic coastal walks, excellent wildlife watching, nearby historic attractions and easy access to the region's beaches, forests and the renowned Bladnoch Distillery, making Wigtown an ideal location for those seeking a relaxed lifestyle in a vibrant rural community.

Occupying a generous plot within the heart of the town, this impressive traditional townhouse offers spacious and versatile family accommodation. Rich in period character, the property combines original features including sash and case windows, fireplaces and mosaic flooring with modern comforts, while enjoying a superb open-plan kitchen and family room, extensive attic space, private gardens, and a range of useful outbuildings.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Key Features

- **Entrance hall with original mosaic tiled floor.**
 - **Lounge with open fireplace.**
 - **Home office.**
- **Modern open-plan kitchen and sitting room with wood-burning stove.**
 - **Utility room and ground floor WC.**
- **Principal bedroom with dressing room and en suite.**
 - **Two further double bedrooms.**
 - **Family shower room.**
- **Large workshop and two attic storage rooms.**
- **Generous private gardens with courtyard.**
- **Brick store, two garden sheds and wood store.**
- **Double glazing and oil-fired central heating.**

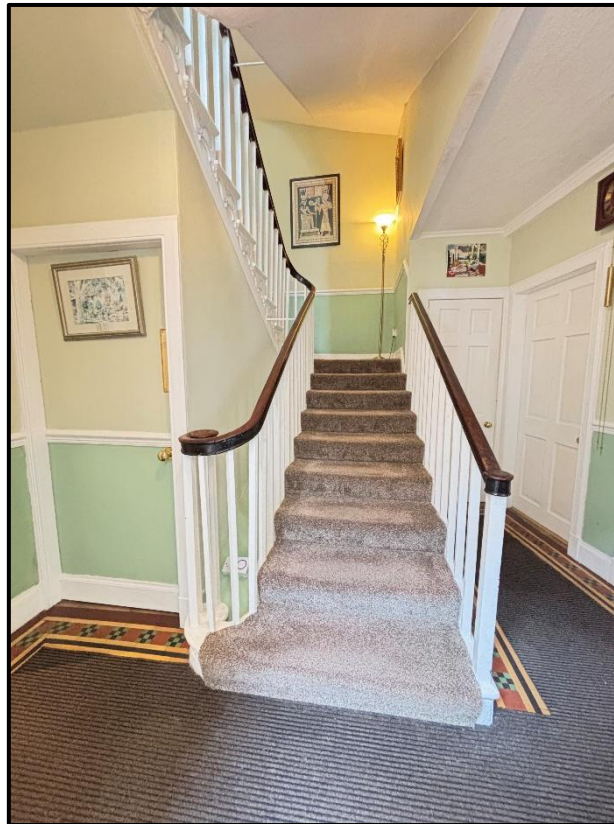
Accommodation

Ground Floor

A hardwood door with transom window, provides access from the pend to the private garden and the property.

Hall

A welcoming entrance hall featuring a UPVC glazed entrance door and south-west-facing window. The original mosaic tiled floor adds character, while a large walk-in storage cupboard with shelving, power and lighting offers excellent practical storage. There is also a separate cloak cupboard with lighting. An impressive staircase gives access to the first and second floors. Radiator.



Lounge – 4.77m x 3.72m

A bright and elegant reception room with two south-east-facing sash and case windows. An attractive open fireplace with a decorative wooden surround, tiled slips and hearth forms an appealing focal point. Radiator.



Office – 4.84m x 2.46m

Currently used as a home office, this versatile room enjoys a south-east-facing sash and case window, two shelved alcoves and an original open fireplace with traditional surround. Radiator.

Kitchen – 4.73m x 4.00m

A spacious and well-appointed kitchen with two south-west-facing sash and case windows. Fitted with a modern range of wall and base units, generous work surfaces, matching splashbacks and an inset ceramic sink. Integrated appliances include an induction hob with extractor hood, double oven and grill, microwave, dishwasher and oil-fired combi boiler. The kitchen is open plan to the sitting room, creating an ideal family and entertaining space. Radiator.



Sitting Room – 4.00m x 3.90m

Open plan from the kitchen, the sitting room features an attractive stone fireplace with inset wood-burning stove. Hardwood glazed doors open directly onto the garden, providing excellent indoor-outdoor living. Door to utility room. Radiator.

Utility Room – 2.43m x 1.30m

Fitted with plumbing and space for a washing machine and tumble dryer. Traditional pulley airer. Tiled floor. Radiator.

Cloakroom – 1.76m x 1.30m

Partially tiled and fitted with a white two-piece suite comprising WC, wash-hand basin and medicine cabinet with mirrors. Extractor fan. Radiator.



First Floor

Landing

A bright and spacious landing with three south-west-facing windows. Built-in linen cupboard together with an under-window cupboard housing the electricity meter. Staircase to the second floor. Radiator.



Principal Bedroom – 5.28m x 4.86m

An impressive principal bedroom with two south-east-facing sash and case windows and an additional north-west-facing window, creating an exceptionally bright room. Built-in shelved storage cupboard. Radiator.

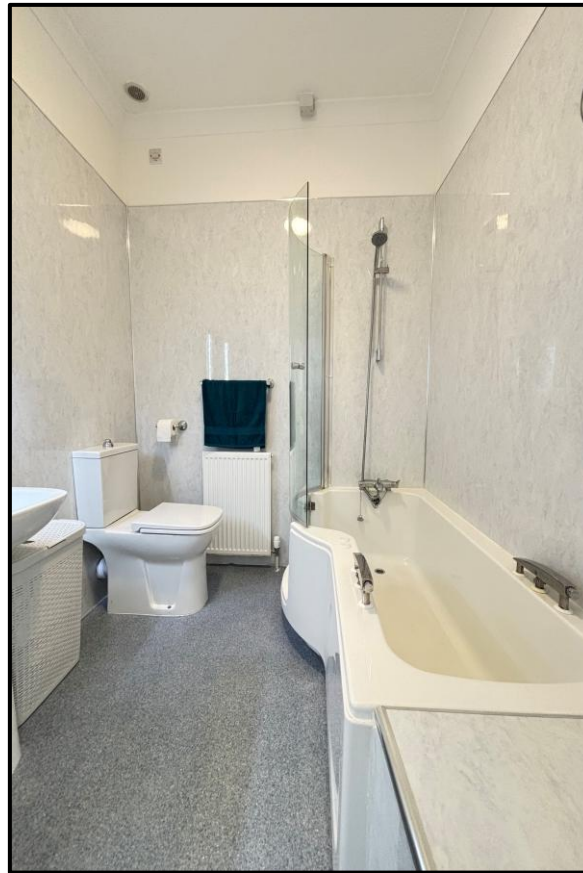


Dressing Room – 2.60m x 2.26m

A dedicated dressing room with south-east-facing window, fitted vanity unit, shelving and hanging space. Radiator.

En Suite Bathroom – 2.15m x 2.15m

Partially finished with wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and a walk-in P-shaped bath with curved glass screen. The bath is equipped with a powered lift, with the seat easily removable to create a standard bath. Additional features include a Quavikey mirror with anti- fog function, integrated LED lighting and shaver socket, an extractor fan, and a radiator.





Bedroom Two – 4.43m x 2.77m

A comfortable double bedroom with north-west-facing window and built-in wardrobe with shelving, hanging rail and lighting. Radiator.

Bedroom Three – 4.12m x 3.10m

A further double bedroom with a north-east-facing window and an attractive original wooden fireplace with tiled slips. An original stained-glass transom window above the door adds character, while a radiator provides heating.

Shower Room – 2.67m x 1.59m

Partially finished with wet wall panelling and fitted with a modern white suite comprising a back-to-wall WC, countertop wash-hand basin and walk-in shower enclosure with mains shower. Extractor fan. Radiator.



Second Floor

Attic Storage – 3.50m x 2.50m

L-shaped floored attic storage area with double-glazed rooflight.

Workshop – 7.32m x 4.00m

A substantial and highly versatile room, currently used as a workshop, with two double-glazed rooflights.

Attic Storage – 7.40m x 4.00m

A generous floored storage space with double-glazed rooflight.

Gardens

The townhouse enjoys a generous area of private garden grounds incorporating an attractive courtyard, ideal for outdoor dining, entertaining and family gatherings. A feature fire-pit chimney provides an eye-catching focal point, while steps lead to lawned gardens with established rockeries. Pedestrian access is available from North Main Street.

OUTBUILDINGS

Stone built store - (2.71m x 2.47m)

Two Garden Sheds

Wood Store



Services

Mains water and electricity are connected. The property is connected to the mains drainage system and benefits from oil-fired central heating. Certain items of furniture may be available by separate negotiation.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.





Floorplans are indicative only - not to scale
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None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

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