



A B & A
Matthews

*Toll Cottage,
Maidlands,
Wigtown,
DG8 9AA*

Offers in the region of £150,000



Drone photograph of Wigtown

Just south on the Machars Peninsula lies Wigtown, Scotland's National Book Town. The town is home to around 17 independent bookshops and book-related businesses, including The Book Shop, the largest second-hand bookshop in Scotland. Each autumn, the internationally acclaimed Wigtown Book Festival attracts thousands of visitors and renowned authors, creating a vibrant cultural atmosphere. Whisky enthusiasts can also enjoy a visit to Bladnoch Distillery, one of Scotland's oldest working distilleries, located just a short drive from the town square. Rich in history and heritage, the area is also home to the Martyrs' Stake, a monument commemorating the tragic execution of the Wigtown Martyrs in 1685 for their Covenanter religious beliefs. Situated some 7 miles from Wigtown is the market town of Newton Stewart, beautifully situated on the banks of the River Cree and serves as the perfect base for outdoor adventures, with easy access to the scenic lochs of Glen Trool and the extensive walking and cycling trails of Galloway Forest Park. The town also offers excellent local amenities, including both primary and secondary schools, a leisure centre, a variety of shops, a cinema, and a local doctor's surgery, making it an attractive and well-connected community for both residents and visitors alike.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C

Key Features

- Bright and spacious two-bedroom accommodation
- Dual aspect lounge with excellent natural light
- Attractive stone fire surround with inset electric fire
- Double glazing and electric heating
- Private garden with open farmland views
- Located close to local amenities and outdoor attractions
- Ideal base for exploring the Galloway Hills and surrounding countryside
- Easy access to Galloway Forest Park and nearby coastal villages
- Short drive to Wigtown, Scotland's National Book Town

ACCOMMODATION

Entrance Porch – 2.85m x 1.19m

A welcoming entrance porch with uPVC entrance door. Wall-mounted cupboard housing the electric meters. Hardwood glazed door giving access to the hall.

Hall

L-shaped hallway with built-in cupboard housing the water tank. Hatch access to attic. Electric radiator.

Lounge – 4.74m x 3.94m

A bright and spacious lounge enjoying dual aspect south-east and south-west facing windows providing excellent natural light throughout the day. Feature rounded pine-panelled wall with attractive stone fire surround and inset electric fire. Radiator.



Kitchen – 3.95m x 2.47m

West-facing window. Fitted with a good range of wall and floor mounted units with ample worktop space, tiled splashbacks and inset stainless steel sink with drainer. Space for slot-in cooker with extractor fan above. Tiled flooring.

Utility Room – 2.95m x 1.63m

Hardwood door providing direct access to the garden. Space and plumbing for washing machine. Tiled flooring.



Bedroom 1 – 3.90m x 2.60m

South-facing window. Electric panel heater.

Bedroom 2 – 3.70m x 2.70m

North-facing window. Electric panel heater.

Shower Room– 2.74m x 1.80m

Partially wet wall panelled and fitted with a white suite comprising back-to-wall WC with storage cupboards, countertop wash-hand basin with storage below and corner shower cubicle with mains shower over. Ladder-style electric towel rail.



Garden

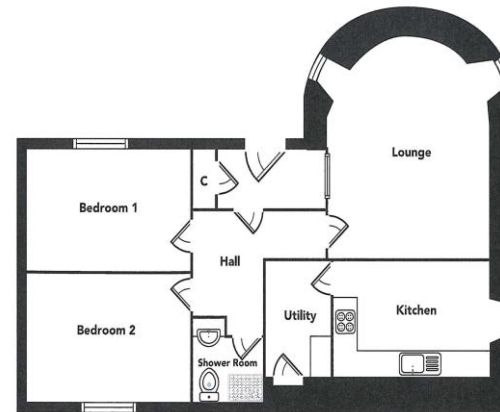
The garden is mainly laid to lawn with a patio seating area and a selection of flowering shrubs, providing an attractive outdoor space.

SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank, which is shared with a neighbouring property. The electric meter is located in the outbuilding on Maidlands Farm which can be accessed 24/7. It is understood that the items of furnishings in the property are to be included in the sale.

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
Produced by Plushplans

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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

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.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.