



24 BANK STREET
WIGTOWN, NEWTON STEWART



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A charming 'C' Listed 2 bedroom mid terrace property,
with a separate Art Studio/Work Room and access
from the lane behind, with extensive parking.

Newton Stewart 7.1 miles ■ Stranraer 26.4 miles
Ayr 51.2 miles ■ Dumfries 54.2 miles

Offers Over £220,000

- 3 reception rooms. 2 bedrooms
- Separate Studio/Work Room
- Outbuildings (Shed & Laundry Room)
- Garden with shed and patio
- Access from Lochancroft Lane to Off street parking
- Views of the Galloway Hills and Wigtown Bay

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 **OnTheMarket**





Sitting room

SITUATION

24 Bank Street is situated in the heart of Scotland's National Booktown, Wigtown. The town becomes a hub of activity in September as part of the annual festival, with people come to listen to authors, visit the many bookshops, eat in the cafés, and wander through the 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, public houses, supermarket, a number smaller shops and cafés as well as Scotland southernmost distillery in nearby Bladnoch.

Newton Stewart is the nearest town, a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels, restaurants and a modern gin distillery.

The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. Beaches too are popular with wild swimmers, especially at Garlieston and St Medan's.

Trains to Ayr and Glasgow are available at Stranraer, about 26 miles from Wigtown, and ferries to Northern Ireland sail from nearby Cairnryan.



Sitting room

Trains also run from the regional centre of Dumfries, 54 miles to the east. Domestic and international flights are available at Prestwick Airport, 54 miles north, and Glasgow and Edinburgh Airports, 87 and 116 miles respectively. Motorway links and trains are available at Lockerbie, 67 miles east, and Kilmarnock, 63 miles north.

DESCRIPTION

24 Bank Street is a 'C' Listed property built in 1820 and much of the original charm and character is intact and accentuated by the bright and vivacious colours throughout which heightens the property appeal.

The front door opens to the main staircase hall with access to two reception rooms, the hall continues to a smaller rear hall and cloakroom, opening out to the garden behind. The living room provides an informal room to relax, with a Dowling wood burning stove through to a study/office area with double doors connecting to the garden. The sitting room adjacent also benefits from a Dowling stove, generating extra warmth when required, and the wooden flooring and ceiling beams creating a rustic and charming reception room.

Three steps take you up in to the dining room, a room flooded with natural light from windows extending the full length of the room which continues to a small hall opening to the bathroom and kitchen. The bathroom has a corner shower and modern free standing bath with a roof light providing an abundance of natural light.

The kitchen at 24 Bank Street is fitted with solid oak kitchen units, granite worktops and a ceramic sink, and cooking facilities are provided by a Lamona electric hob and electric oven/grill, this room overlooks the outside seating area and opens direct to the garden.

The first floor landing opens to two bedrooms and a WC Cloakroom, the main bedroom has fitted wardrobes and both bedrooms overlook Bank Street. Views from the second bedroom extend to Wigtown Bay. The WC Cloakroom has a wash hand basin with an electric water heater and a raised wooden shelf providing storage space.

Oil fired central heating is powered by a Grant boiler which is housed in the laundry room in the garden, and a number of the sash and case windows throughout the property benefit from secondary glazing.

24 Bank Street benefits from a desirable asset, The Studio, measuring 7.5m x 4.2m with a tiled pitched roof. Paving leads the way through the garden to the Studio behind, which can also be accessed from Lochancroft Lane. The Studio was designed by the current owner who is an artist, it provides a quiet space to design, create and paint, this space benefits from a Dowling stove and a radiator connected to the main boiler, work bench, wash hand basin and a walk in cupboard. There is a pedestrian entrance in addition to sliding doors allowing this flexible building to be utilised in a way which suits the needs and requirements of the new vendor.

Additional outbuildings in the garden include a small shed for garden tools and equipment and an adjoining laundry room, with space and plumbing for a range of white goods and shelving providing additional storage space. The garden provides views over the Galloway Hills

24 Bank Street is a surprisingly spacious mid terrace property with a low maintenance garden, unique Studio, parking and separate access all within walking distance of local amenities including the primary school, supermarket and pharmacy. Wigtown is not only Scotland's National Book town, it is an area where arts and crafts are celebrated and events are held providing the opportunity to sell your artwork/creations to locals and those who travel to the area to enjoy such events.

ACCOMMODATION

Ground Floor: Sitting Room, Living Room/Study, Dining Room, Bathroom, Kitchen

First Floor: Bedroom 1, Bedroom 2 WC Cloakroom.

GARDEN

Steps lead up from 24 Bank Street to a gravel seating area and to the shed and laundry room. The garden opens out to a strip of lawn with a number of mature trees including apple trees, azaleas and a stunning magnolia. A wooden garden shed provides storage space and the oil tank for the central heating is hidden away behind wooden fencing. The path continues to a gate opening to the studio, and a separate strip of lawn leading to Lochancroft Lane with a border the full length of the lawn on either side.



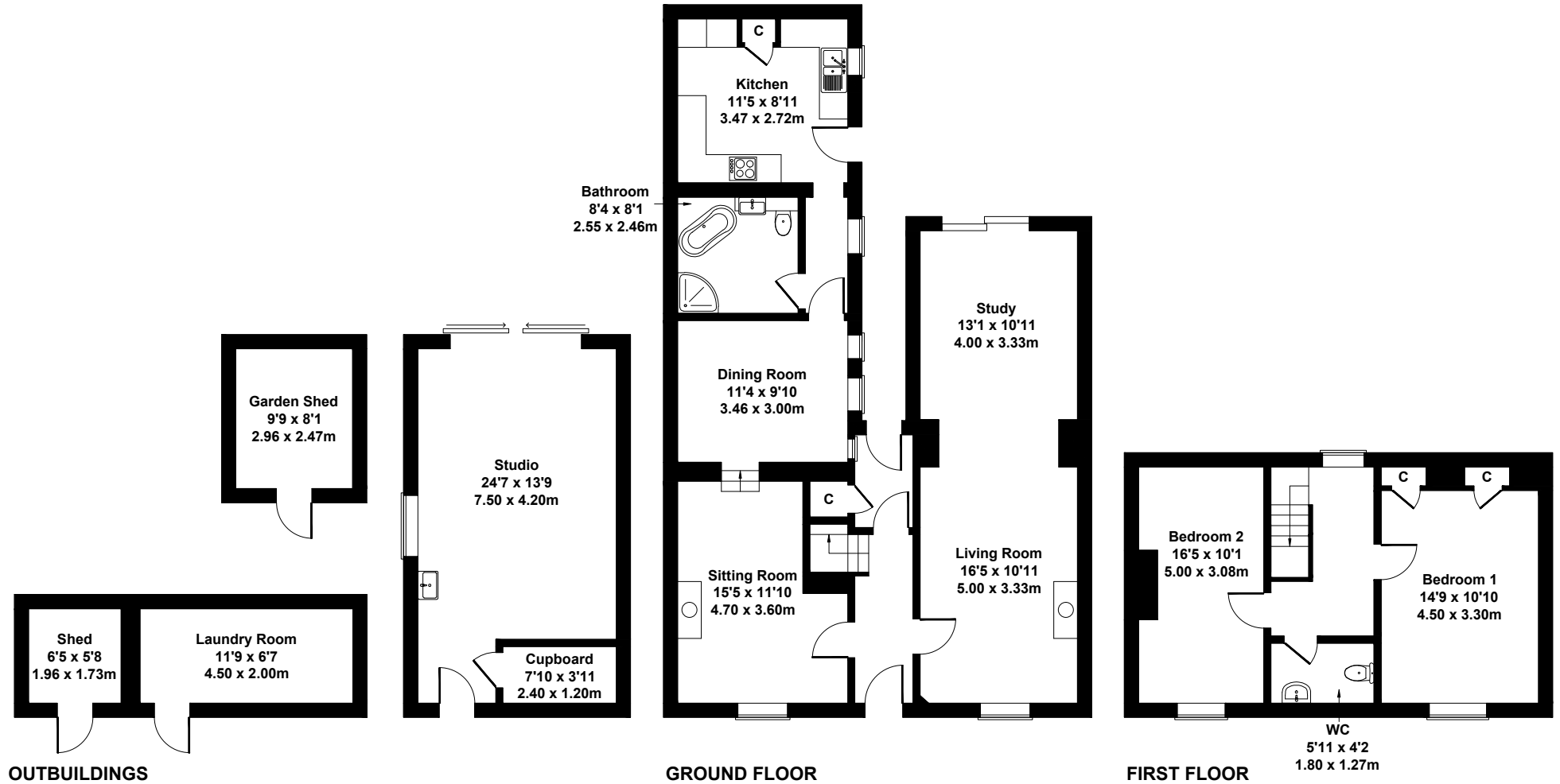
Living Room



Living Room

24 Bank Street, Wigtown, DG8 9HP PO39242

Approximate Gross Internal Area
2034 sq ft - 189 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September 2022.



Bathroom



Bedroom

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
24 Bank Street	Mains	Mains	Mains	Freehold	Oil Fired	Band C	E51

DIRECTIONS

In Wigtown follow the A714 Main Street and continue on to Bank Street, No 24 is on the left hand side.

POST CODE

DG8 9HP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: youthful.impressed.homing

SOLICITORS

AB & A Matthews
37 Albert Street
Newton Stewart

LOCAL AUTHORITY

Dumfries & Galloway Council
Carruthers House,
English Street,
Dumfries DG1 2DD
T: 0303 333 3000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



Bedroom

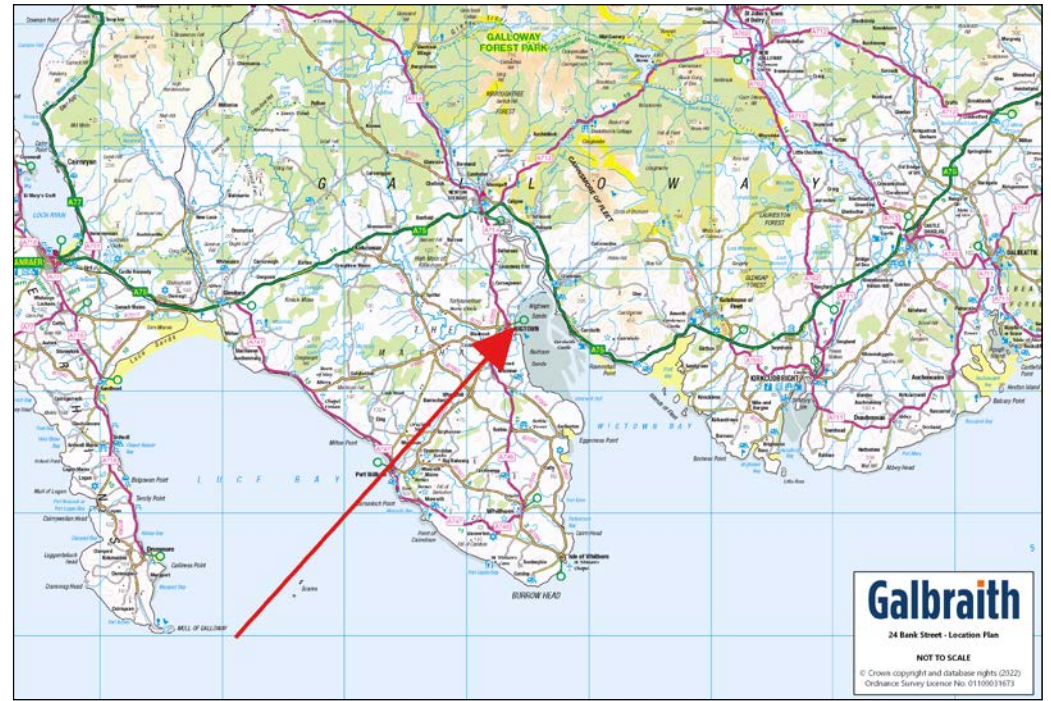
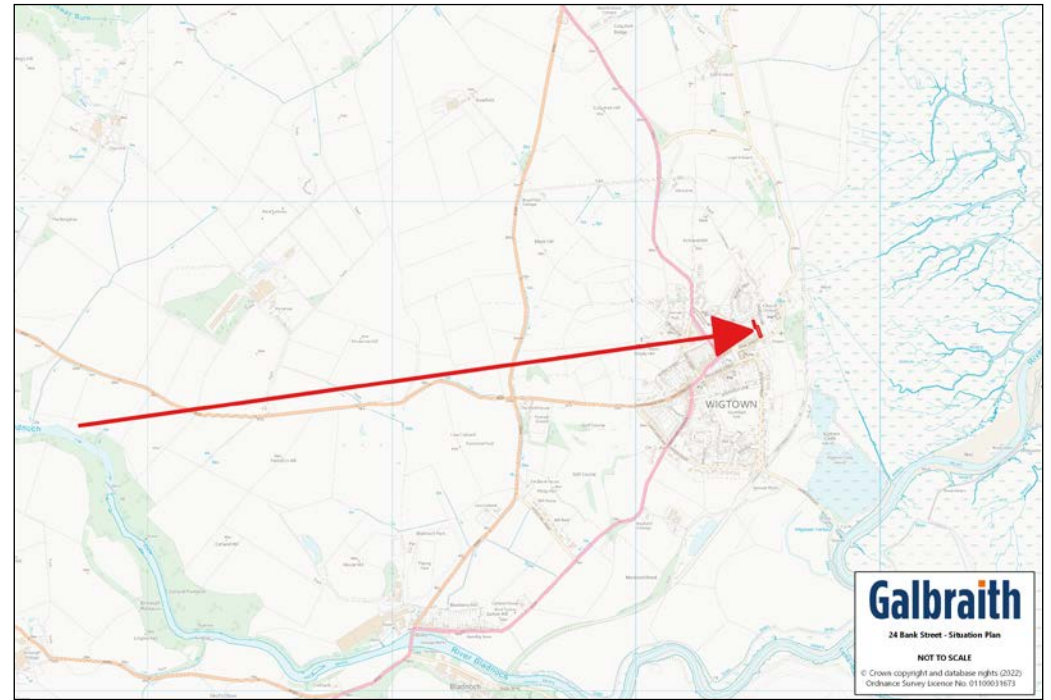


Living Room



WC Cloakroom









Galbraith



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