



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# HOPE COTTAGE

3 KILQUHIRN ROAD, WIGTOWN, DG8 9DX

**Beautifully presented, this 3 bedroom detached stone cottage is located in a quiet location in the village of Wigtown. Viewing is highly recommended.**

## **Accommodation:**

Ground Floor:  
Entrance Porch  
Dining Room  
Living Room  
Kitchen  
Sun Room  
Bathroom

First Floor:  
3 Bedrooms  
(One en-suite)

Oil fired CH.  
Garden.  
Outbuilding/workshop.



Hope Cottage is a beautifully presented traditional stone cottage has been thoughtfully renovated throughout to a high standard with many original period features retaining its character and charm. Hope Cottage is tucked away in a quiet, yet elevated location, within the heart of Wigtown which means that the property has lovely views over Wigtown Bay and farmland beyond

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.

## ACCOMMODATION

### HALLWAY 18'7" x 5'10" (5.68m x 1.78m) (at widest)

Laid out in wood effect laminate flooring. Smoke alarm. Radiator. Under stair storage cupboard. Stairwell leading to the first floor with original stripped cottage doors leading off to the sitting room and dining room.

### LIVING ROOM 12'5" x 10'10" (3.80m x 3.32m)

This bright room overlooks the garden to the front of the property. Radiator with thermostatic valve. UPVC double glazed window. High quality wooden shutters available by negotiation. Cast iron fireplace with wooden mantel and surround. Shelved alcove. Carbon monoxide detector.

### DINING ROOM 12'3" x 11'2" (3.76m x 3.43m)

Another bright room laid out with wood effect laminate flooring. Double glazed windows to the front and side. Wooden shutters available by negotiation. Two radiators with thermostatic valves. Feature fireplace with decorative mosaic style tiled hearth and solid wooden surround and mantel. Wooden shelves. Walk through to kitchen.

### KITCHEN 12'9" x 8'6" (3.89m x 2.68m)

Contemporary "Shaker" style kitchen units with wooden work surfaces and tiled splash back. With Integrated Hoover ceramic hob. Stainless Steel integrated double oven. Hoover dish-washer and fridge-freezer. Stainless steel splash-back and extractor. Wooden worktops. Stainless steel sink and drainer with hot and cold mixer tap. Under counter floor level lighting, under cupboard lighting with spotlights above.

### SUN ROOM 10'8 x 7'3 (3.31m x 2.23m)

This lovely bright room has two Velux windows above with four uPVC double glazed windows to the side. Further window to side looking towards the workshop and also at the gable. Radiator with thermostatic valve. Built in bench.

### REAR PORCH

Coat rail. Plumbing for washing machine. Wood-effect laminate flooring. Wooden work surface with under counter storage. Door leading to the rear garden.

### BATHROOM 9'7" x 8'9" (2.95m x 2.68m)

Laid out in wood-effect vinyl flooring. Heated towel rail. Double shower unit with Respatex walls. Sink and drawer unit with mirrored storage unit above. W.C. Obscure paned uPVC double glazed windows looking out to the side with shutters. Over shower extractor fan/downlight. Shelving with space currently occupied by a dryer.

### FIRST FLOOR LANDING 5'9" x 4'9" (1.77m x 1.46m)

Laid out in carpet. There is loft access here also with smoke alarm above. Velux window offering ample light.

### BEDROOM NO. 1 9'1" x 13'4" (2.77m x 4.07m)

Double bedroom laid out in carpet. Built in wardrobes. Radiator with thermostatic valve. Double glazed uPVC window looking to the front garden with views of the bay and farmland beyond. Shelving. Coombed on one side.

### EN-SUITE BATHROOM 8'6" x 8'1" (2.61m x 2.72m)

The en-suite has herringbone style vinyl with bath with shower over. W.C., wash-hand basin, mirrored storage unit and heated towel rail. Velux window and is coombed on one side.

### BEDROOM NO. 2 14'8" x 10'5" (4.49m x 3.20m)

Double bedroom laid out in carpet. Built-in wardrobes. UPVC double glazed windows looking over the side and front. Coombed ceilings. Radiator with thermostatic valve.

### BEDROOM NO. 3 11'4" x 10'10" (3.46m x 3.33m)

This room is currently used as an office space. Double bedroom size laid out in carpet. Velux window, coombed on one side. Worktop and shelving on two sides, radiator with thermostatic valve.

### OUTSIDE

The garden for Hope Cottage is a wonderful walled garden with area of lawn to the front with raised seating area. Wooden access gate to the lane outside with views of the bay and surrounding farmland beyond. There is a driveway off to the side with an access gate and to the rear there is a large stone shed/work space with power and light currently used as a workshop.

### OUTBUILDING 13'4" x 8'11" (4.9m x 2.73m)

### BURDENS

The Council Tax Band relating to this property is C.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band E.



## SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

## GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full

virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto: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 332057.

Ref: GJD/PL/HANSP01-02



Ground Floor 62m<sup>2</sup>

First Floor 53m<sup>2</sup>

Sketch plan for illustrative purposes only  
Approximate floor area 115m<sup>2</sup>



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

**GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692**

**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**

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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 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](http://www.williamsonandhenry.co.uk)