


GAP
galloway & ayrshire properties

# Keekafar Station Road, Wigtown

Newton Stewart, DG8 9DZ

Offers Over £320,000

The property is situated in an elevated residential position on the outskirts of Wigtown, with open countryside and coastal views to the rear. Wigtown is a well-established small town in the Machars area of Dumfries and Galloway and is widely known as Scotland's National Book Town. The town provides a range of everyday facilities, including independent shops, cafés, a primary school, community facilities and regular local events. Newton Stewart lies approximately seven miles away and provides a wider selection of shops, supermarkets, secondary schooling, healthcare and leisure facilities. The surrounding Machars peninsula is known for its rural scenery, coastal villages and access to walking, cycling and outdoor recreation. Road connections are available towards Newton Stewart and the A75, providing access east towards Dumfries and west towards Stranraer and the ferry terminals at Cairnryan.

- Substantial detached four-bedroom bungalow
- Elevated position with far-reaching coastal and countryside views
- Large dual-aspect lounge with direct garden access
- Spacious kitchen and dining area
- Principal bedroom with built-in storage and en-suite shower room
- Three further double bedrooms with generous built-in storage
- Separate shower room and additional WC
- Attached garage and driveway parking fo
- Generous, well-established gardens
- Oil fired central heating & fully double glazed







‘Keek a Far’, is a substantial detached four-bedroom bungalow occupying an elevated position on the outskirts of Wigtown. Extending to approximately 1,779 sq. ft., the property provides spacious and flexible accommodation on one level, together with an attached garage, generous parking and established garden grounds.

The accommodation is accessed through an entrance porch, which opens into a broad central hallway providing access throughout the bungalow. The hallway benefits from extensive built-in storage and has sufficient space for occasional furniture.

The large lounge is positioned to take advantage of the outlook and benefits from windows to two elevations, together with glazed doors opening onto steps leading down to the rear garden. A traditional fireplace currently houses an electric fire, with potential to reinstate an open fire or install a multi-fuel stove, subject to inspection and any necessary works.

The kitchen and dining room is fitted with a range of contemporary units, work surfaces and integrated appliances, with ample room for a dining table and chairs. Windows provide good natural light and open views across the surrounding countryside. An adjoining utility room offers additional fitted storage, a sink and space for laundry appliances.

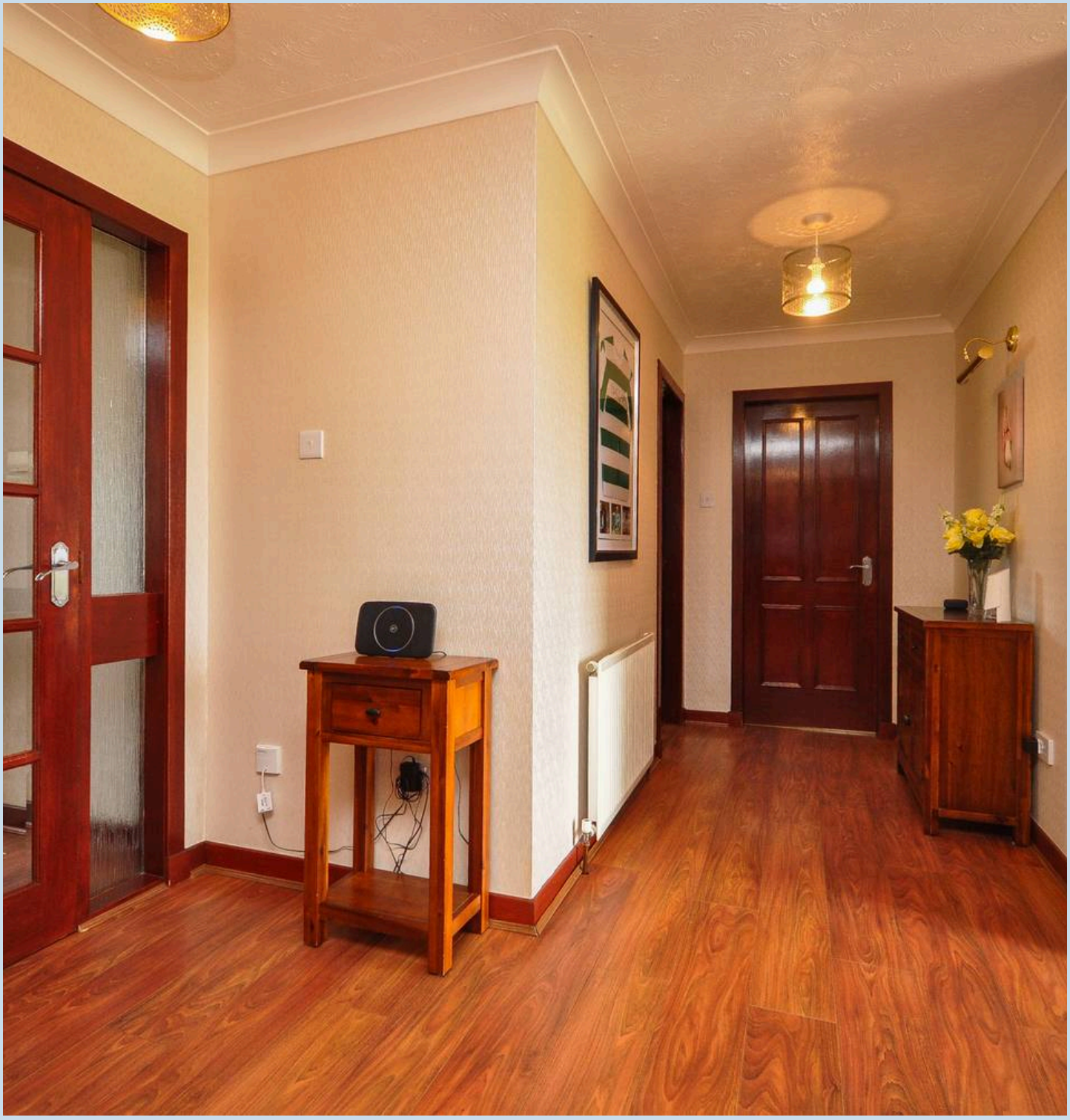
There are four well-proportioned bedrooms. The principal bedroom benefits from generous built-in storage and an en-suite shower room. The remaining bedrooms provide space for freestanding furniture, also incorporating substantial built-in storage. Two of the rear-facing bedrooms enjoy far-reaching coastal and countryside views. The accommodation is completed by a separate shower room and an additional WC.



Externally, the block-paved driveway provides parking for several vehicles and access to the attached garage. The front garden is laid mainly to lawn with established shrubs, planted borders and a traditional stone boundary wall.

The substantial rear garden is also laid mainly to lawn and includes mature hedging, ornamental trees, established shrubs and well-stocked planting beds. Paved seating areas adjoin the bungalow, while a metal storage shed provides useful garden storage.

The property's elevated position is one of its main features, providing an exceptional outlook over the surrounding countryside and towards the coast. These views can be enjoyed from the lounge, kitchen, several bedrooms and throughout the rear garden.



**Hallway**
A spacious entrance hall providing access to the accommodation throughout the bungalow. The hall is finished with wood-effect flooring and benefits from generous built-in storage, a radiator and space for occasional furniture. Glazed double doors lead into the entrance porch.

**Lounge**
23' 5" x 13' 0" (7.15m x 3.97m)
A substantial lounge with windows to two elevations, providing plenty of natural light and views over the garden. Glazed doors open onto steps leading directly down to the garden. The room is finished with wood-effect flooring and features a traditional fireplace with an electric fire currently fitted. There is potential to install an open fire or multi-fuel stove, subject to inspection and any necessary works or consents.

**Dining Kitchen**
20' 11" x 10' 2" (6.38m x 3.10m)
A spacious kitchen with room for a dining table and chairs, fitted with a range of contemporary wall and base units, complementary work surfaces and matching splashbacks. Integrated appliances include an oven, microwave, hob and extractor hood as well as dish washer, with space for a freestanding fridge freezer. The sink is positioned beneath a window, while a further window to the rear provides open views across the surrounding countryside. The room is finished with wood-effect flooring and benefits from access through to the adjoining utility room.

**Utility Room**
10' 2" x 5' 3" (3.10m x 1.60m)
A separate utility room fitted with base units, work surfaces and matching splashbacks, together with a stainless-steel sink and drainer. There is space and plumbing for both a washing machine and tumble dryer, while a window provides natural light. The room is finished with wood-effect flooring and is accessed from the kitchen.













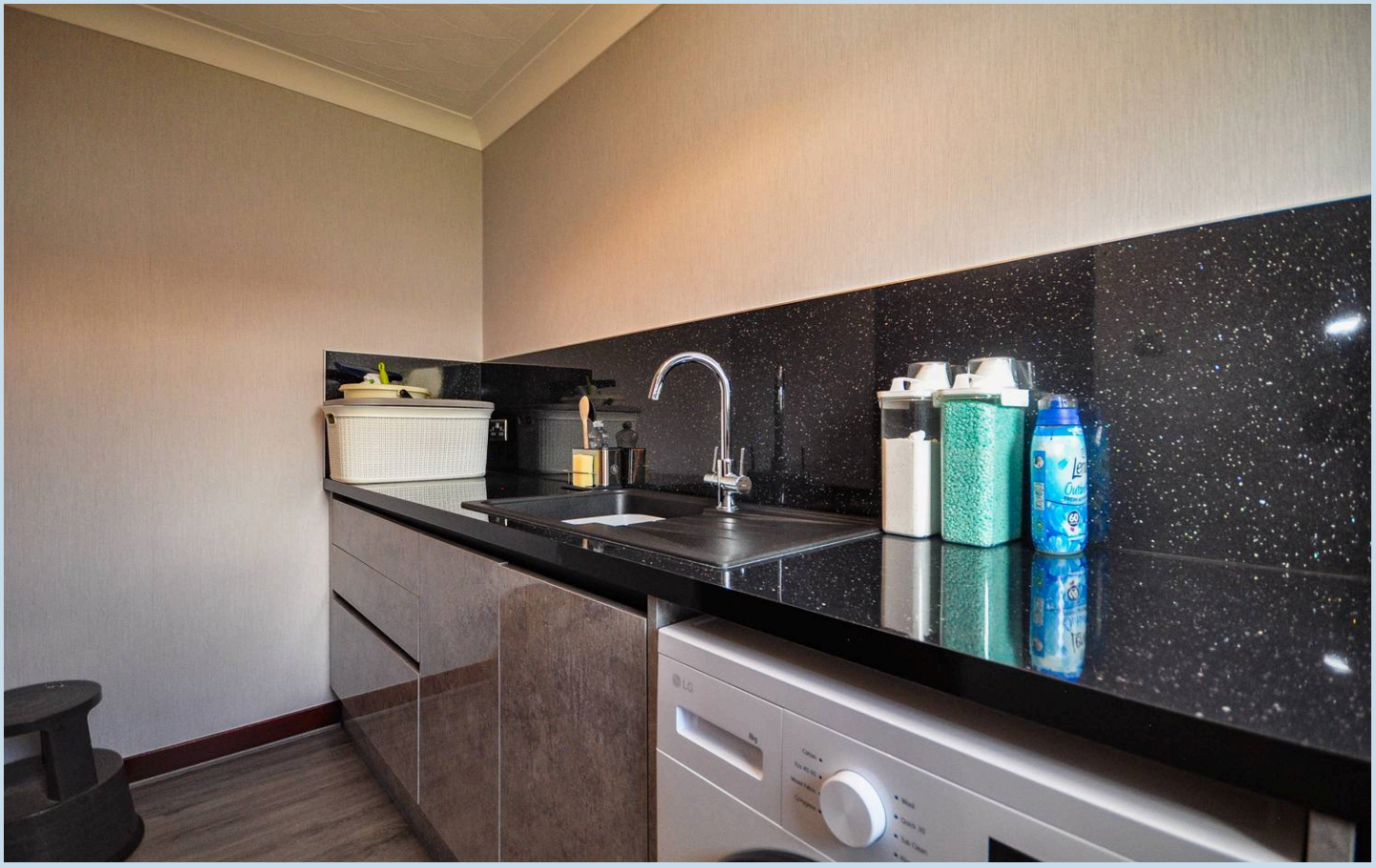
**WC**
9' 3" x 3' 3" (2.82m x 1.00m)
Separate WC fitted with a toilet and pedestal wash hand basin. The room is finished with tiled flooring and wall panelling, with an opaque window providing natural light and ventilation.

**Bedroom**
13' 0" x 11' 3" (3.95m x 3.42m)
A well-proportioned double bedroom with a rear-facing window providing coastal and countryside views. The room offers space for freestanding bedroom furniture and benefits from generous built-in storage and fitted carpeting.

**Bedroom**
13' 0" x 11' 10" (3.96m x 3.61m)
A spacious double bedroom with a rear-facing window providing coastal and countryside views. The room benefits from generous built-in storage, fitted carpeting and ample space for additional freestanding bedroom furniture.

**Shower Room**
8' 4" x 5' 9" (2.54m x 1.75m)
Shower room fitted with a large walk-in shower enclosure, WC and pedestal wash hand basin. The room is finished with waterproof wall panelling and tiled flooring, with a radiator providing additional comfort.

**Master Bedroom**
14' 2" x 11' 10" (4.32m x 3.61m)
A generously proportioned principal bedroom with a window providing good natural light and ample space for a full range of freestanding bedroom furniture. The room is finished with wood-effect flooring and benefits from generous built-in storage, together with direct access to the en-suite shower room.







**En Suite**
8' 4" x 4' 7" (2.54m x 1.39m)
En-suite shower room serving the principal bedroom, fitted with a corner shower enclosure, WC and pedestal wash hand basin. The room is finished with waterproof wall panelling and tiled flooring, with an opaque window providing natural light and ventilation.

**Bedroom**
14' 2" x 10' 10" (4.32m x 3.29m)
A well proportioned bedroom to front of property with front facing double glazed window as well as generous built in storage.

**REAR GARDEN**

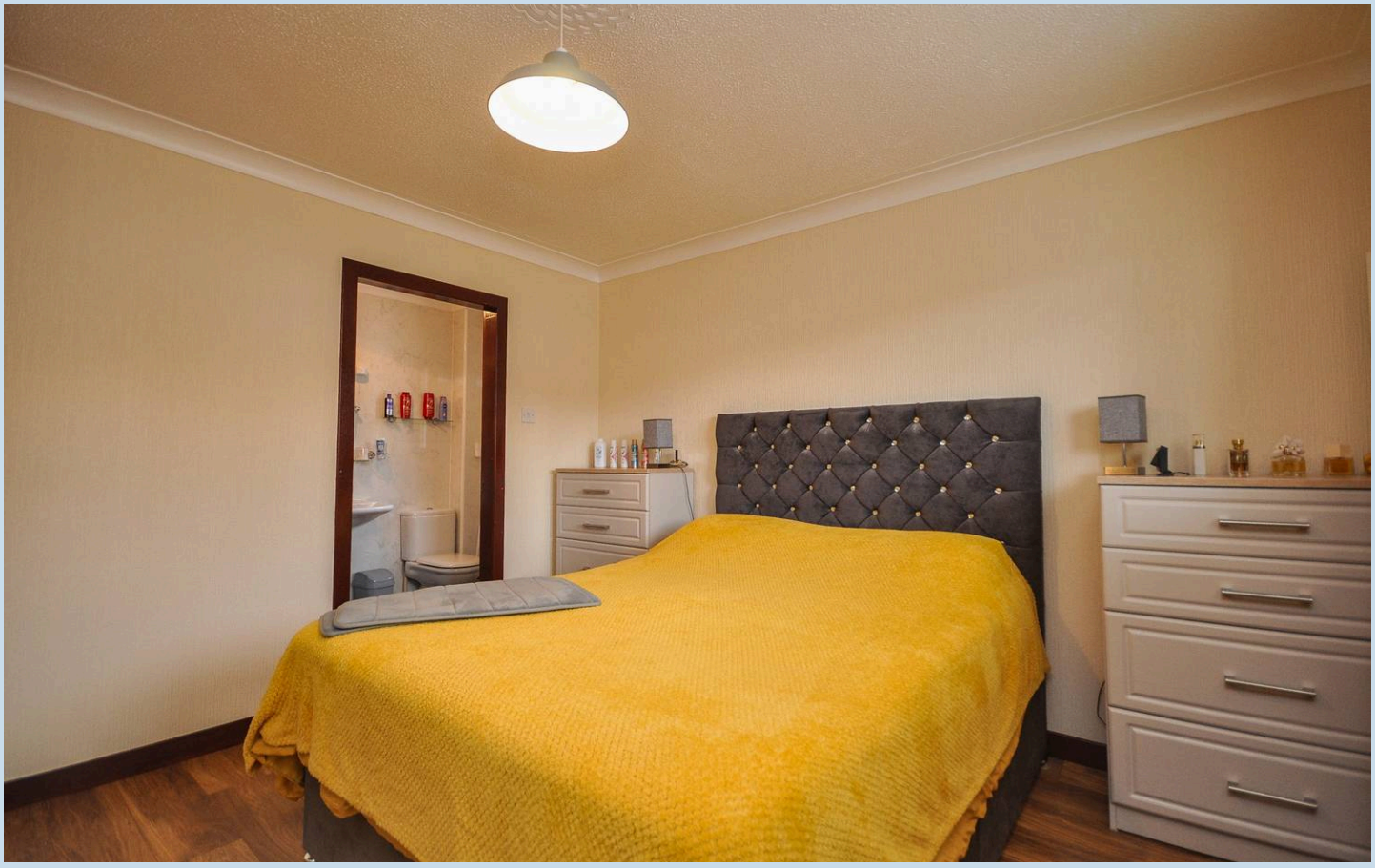
A substantial and well-established rear garden, laid mainly to lawn with mature hedging, planted borders, shrubs and a range of ornamental trees. A paved seating area sits immediately outside the bungalow, with steps leading down from the lounge and providing direct access to the garden. There is also a further paved area, a metal storage shed and ample space for outdoor furniture. Rear access to garage also. The rear boundary opens onto extensive surrounding countryside, giving the garden an exceptional outlook across open fields towards the coast. The elevated position allows for far-reaching coastal and rural views which are among the strongest features of the property and can be enjoyed from several areas of the garden as well as from within the bungalow.

**FRONT GARDEN**

The property is approached by a generous block-paved driveway providing off-road parking for several vehicles and access to the attached garage. The front garden is laid mainly to lawn with established shrubs and planting, bordered by a traditional stone wall. A paved pathway continues around the side of the bungalow, while the elevated position provides an open outlook across the surrounding residential area.

**DRIVEWAY**

3 Parking Spaces















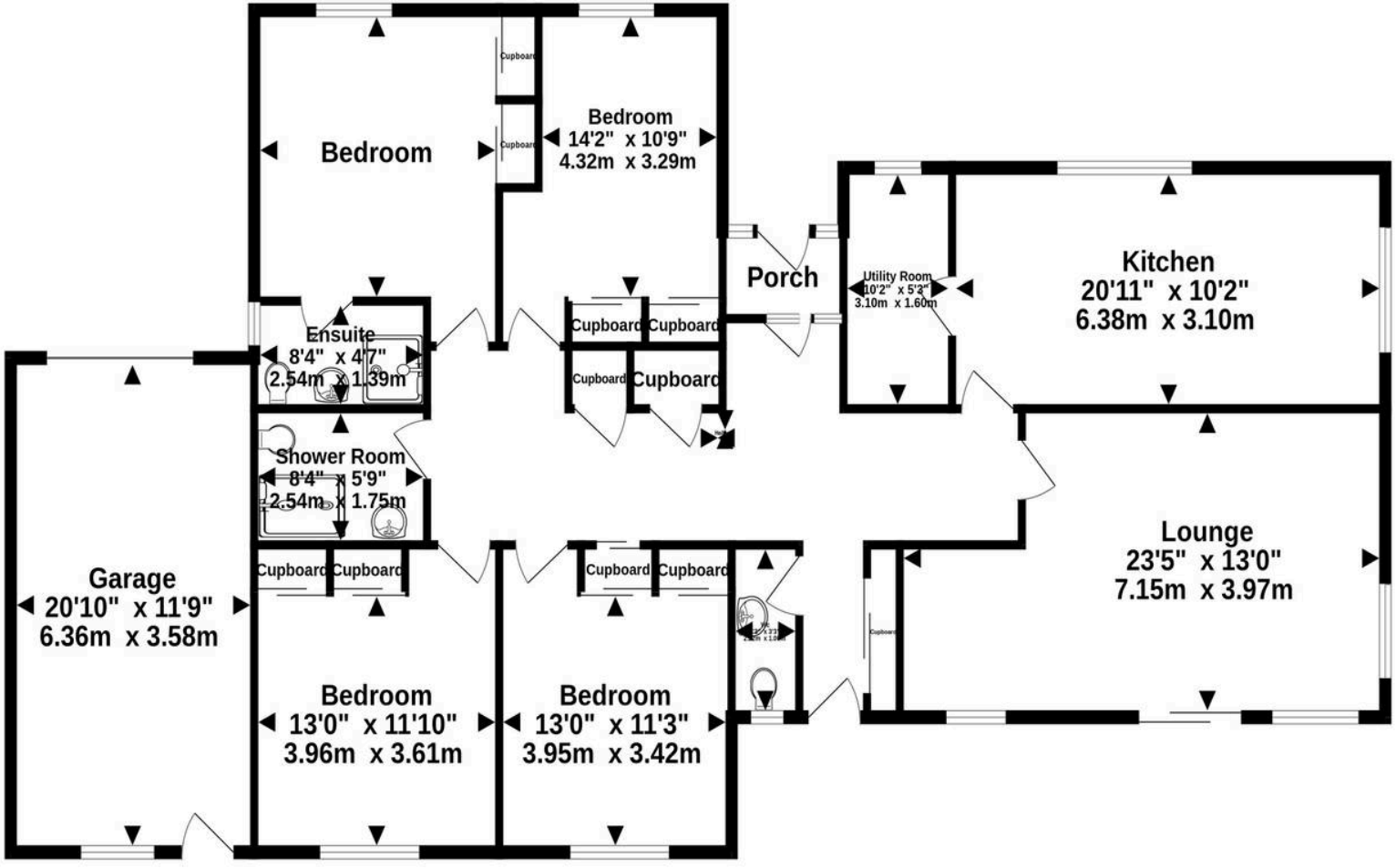








# Ground Floor
## 1779 sq.ft. (165.2 sq.m.) approx.




TOTAL FLOOR AREA : 1779 sq.ft. (165.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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**NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band F

EPC RATING: D (67)

SERVICES Mains water, drainage and electricity. Oil fired central heating.

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. 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 integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

**CONDITIONS OF SALE**

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

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