



GAP

galloway & ayrshire properties

3 Bladnoch, Wigtown

Newton Stewart, DG8 9AB

Offers Over **£95,000**

3 Bladnoch

Wigtown, Newton Stewart

Bladnoch is a small village on the outskirts of Wigtown, Scotland's National Book Town, and enjoys a peaceful setting within the Machars area of Dumfries and Galloway. The village is home to the renowned Bladnoch Distillery and is surrounded by attractive countryside, with numerous walking and cycling routes nearby. Wigtown, approximately one mile away, provides a range of everyday amenities including shops, cafés, restaurants, a primary school, healthcare facilities and leisure amenities. The nearby market town of Newton Stewart and the ferry port of Stranraer offer a wider selection of shopping, education and transport links. The area is well known for its coastline, beaches, woodland walks and outdoor pursuits, making it an excellent location for those looking to enjoy both village life and the surrounding countryside.

- Traditional stone-built cottage
- Bright & spacious double bedroom
- Spacious lounge with feature multi-fuel Dowling stove
- Kitchen with space for dining
- First floor bathroom
- Large enclosed rear garden
- Air source heating system
- Character features throughout
- Open countryside views
- Ideal holiday home/ Air BnB investment



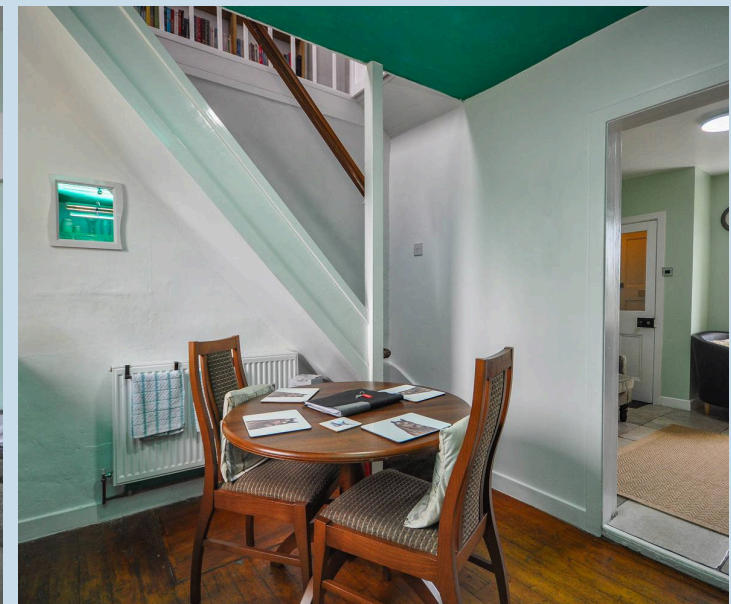
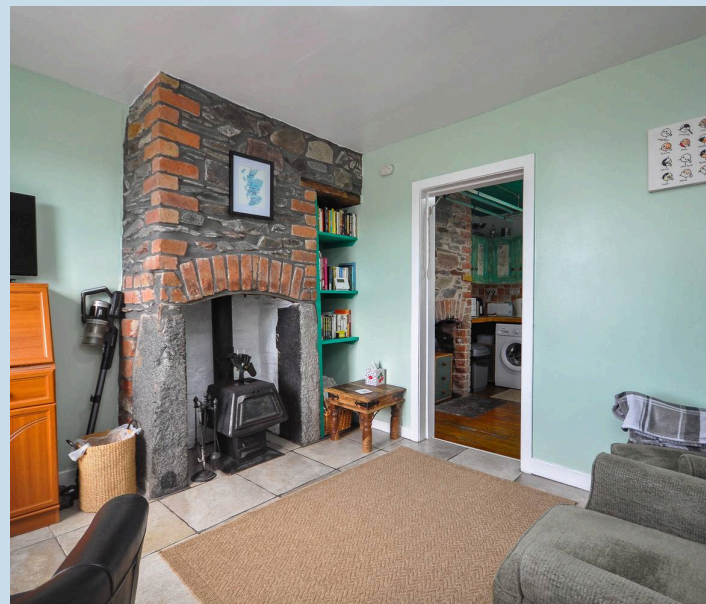
Situated within the popular conservation village of Bladnoch, this traditional stone-built cottage offers well-presented accommodation over two levels while retaining a wealth of character throughout. Bladnoch is under a mile away from the historic town of Wigtown, Scotland's National Book Town, located in the heart of Dumfries & Galloway. Also located within Bladnoch is the very popular bar and restaurant set directly across from the world famous Whiskey Distillery.

The ground floor comprises a welcoming lounge centred around an impressive stone fireplace incorporating a multi-fuel stove, creating an attractive focal point. From here, a doorway leads into the kitchen, which provides a range of fitted units and space for dining. The staircase to the first floor is also located within the kitchen.

Upstairs, the property offers a spacious double bedroom with useful storage and a three-piece bathroom comprising a bath with shower over, wash hand basin and WC.

Externally, the cottage benefits from a generous enclosed rear garden laid mainly to lawn with a pathway leading to the rear, together with a timber garden shed providing useful outdoor storage. The garden enjoys an open outlook across surrounding countryside, offering a pleasant setting to sit and relax.

Combining traditional character with practical accommodation, this property would suit first-time buyers, those looking to downsize, or purchasers seeking a holiday home in a popular Galloway village. Potential to extend the property at the rear.



Lounge

11' 4" x 9' 11" (3.46m x 3.03m)

A welcoming reception room centred around an impressive original stone fireplace with exposed brick detailing and a multi-fuel Dowling stove, creating an attractive focal point. The room benefits from a front-facing window providing good levels of natural light and offers ample space for a range of lounge furniture. An internal door leads through to the kitchen, while the retained period features combine with modern décor to create a comfortable living space.

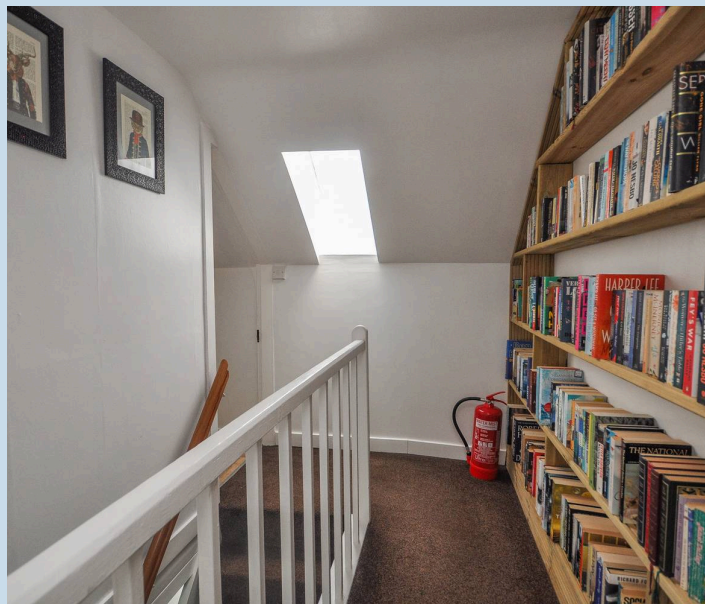
Kitchen

11' 4" x 9' 9" (3.46m x 2.96m)

A characterful kitchen incorporating a dining area, fitted with a range of wall and base units, complementary work surfaces, a Belfast sink and tiled splashbacks. The room retains a wealth of original features including an exposed stone and brick fireplace and painted ceiling, creating a distinctive focal point. There is space for a dining table, making it well suited to everyday dining, while the staircase rises to the upper floor and the room provides access to the lounge. A rear-facing window allows for good levels of natural light. Dry cellar which is accessed via the back garden. The cellar is approximately the same size as the kitchen and has potential to be converted into another room or is an excellent storage space.

Landing

A bright upper landing with a roof window providing natural light. The landing offers access to the first-floor accommodation and includes fitted shelving, creating a practical space for book storage or display.





Bedroom

14' 8" x 12' 10" (4.48m x 3.90m)

A spacious double bedroom occupying the upper floor, with a roof window providing natural light. The room offers ample space for a double bed and freestanding furniture, with a fitted storage cupboard, additional eaves storage and a useful dressing area. The generous floor area also provides flexibility for use as a study or reading space if required.

Bathroom

9' 0" x 6' 10" (2.74m x 2.09m)

A three-piece bathroom comprising a bath with electric shower over, pedestal wash hand basin and WC. The room benefits from a roof window providing natural light, vinyl flooring and built-in shelving for additional storage.



REAR GARDEN

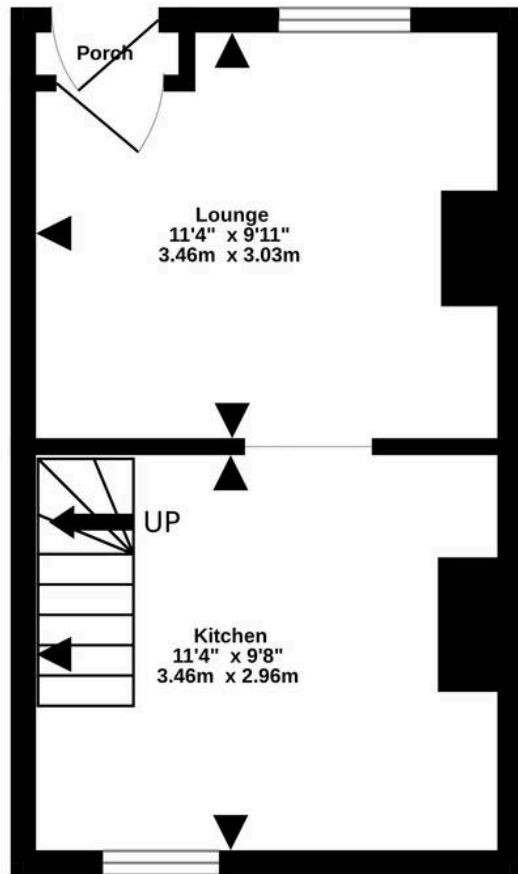
The property benefits from a generous enclosed rear garden, laid mainly to lawn and providing ample space for children, pets or outdoor seating. A paved pathway leads to the rear of the garden, where there is a timber garden shed providing useful external storage. Mature hedging and fencing form the boundaries, offering a good degree of privacy.

ON STREET

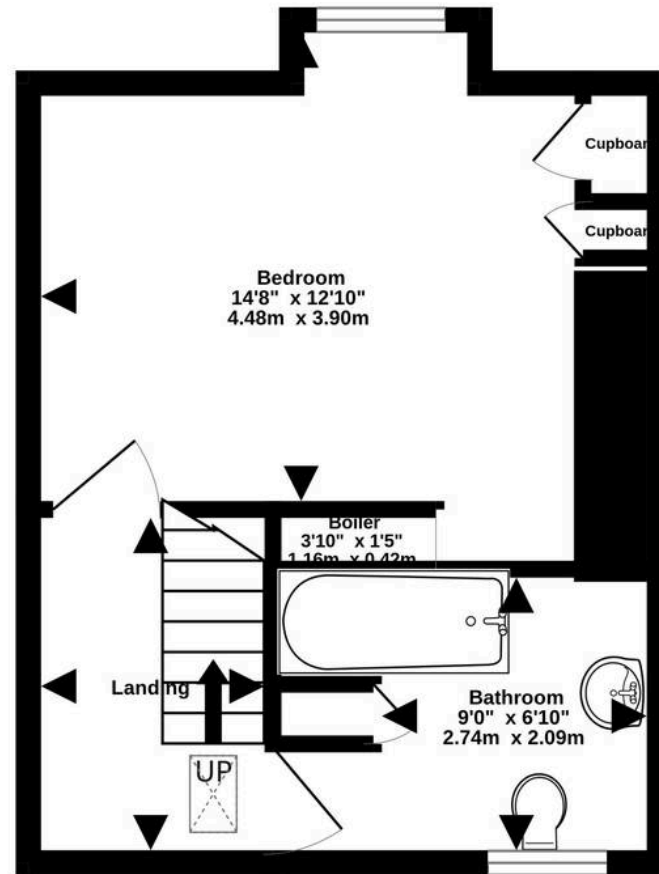
1 Parking Space



Ground Floor
215 sq.ft. (20.0 sq.m.) approx.



1st Floor
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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 A

EPC RATING: D(58)

SERVICES Mains water, drainage and electricity. Air source 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.

