

GLAISNOCK GUEST HOUSE  
20 MAIN STREET  
WIGTOWN DG8 9EH



AN EXCEPTIONALLY SPACIOUS GUEST HOUSE WITH SEPARATE OWNERS ACCOMMODATION. PRIME TRADING LOCATION. OIL CENTRAL HEATING. ACCOMMODATION RESTAURANT ROOM. CLOAKROOM/W.C KITCHEN. STORE. BEDROOM WITH EN-SUITE. LOUNGE. FURTHER KITCHEN. STAIRS TO 5 BEDROOMS (TWO EN-SUITE). RESIDENTS LOUNGE. 2 CONTEMPORARY BATHROOMS. STORE ROOM. FURTHER STAIRS TO TWO ATTIC BEDROOMS. LARGE REAR GARDEN. GARDEN SHED.

PRICE OFFERS OVER £200,000

## **ACCOMMODATION**

### **RESTAURANT ROOM**

**(5.10m x 4.52m)**

Part glazed wooden front door. Concealed electricity meter & fusebox. Two sash-case windows to the front with inset spotlights above. Vertical blinds. 5 Flush wall lights. Flush light fitting. Brick built open recess for stove....N.B. stove not included in the sale. Main serving counter with cash register & coffee machine included. 4 Tables & 13 chairs to be included. Book shelf. Fitted carpet.



### **CLOAKROOM/W.C**

**(1.92m x 1.83m)**

White wash-hand basin & W.C. Fully tiled walls. Soap dispenser. Obscured double glazed window to the rear. Wall mounted display mirror. Fitted carpet.

### **INNER HALL AREA**

Leading to the kitchen

### **KITCHEN**

**(4.15m x 3.55m)**

Window to the side. 3 stainless steel preparation workbenches. Commercial stainless steel sink with chrome mixer taps for hot & cold water. Worcester boiler. Telephone point. Fluorescent striplight. Wall mounted Insectocuter. Non slip hardwearing floor covering. All cutlery & crockery to be included.



### **STORE AREA**

**(4.45m x 2.23m)**

The freezers & fridges are to be included. Shelving. Vinyl flooring. Part glazed door to the side.



### **BEDROOM WITH EN-SUITE**

**(4.70m x 3.60m)**

Window to the side. Deep display sill. Fitted carpet. Door through to en-suite.

### **EN-SUITE**

**(2.12m x 1.56m)**

White wash-hand basin. Shower cubicle with Triton shower. Obscured window to the rear. Light.

### **DINING KITCHEN**

**(4.40m x 4.10m)**

With a range of base units. Plumbed for automatic washing machine. Ample space for appliances. Double glazed window overlooking the rear garden. Vertical blinds. Deep display sill. Non slip hardwearing flooring. Wooden rear door leading out to courtyard area & rear garden.



### **LOUNGE**

**(4.52m x 3.96m)**

A bright & airy room with sash-case window overlooking the front. Deep display sill. 4 Flush wall lights. Fitted carpet. Radiator.



### **INNER HALLWAY**

Understairs storage cupboard. Picture light. Telephone point. Fitted carpet. Radiator. Part glazed wooden front door.

### **STAIRS & LANDING**

Double glazed window to the rear. Smoke alarms. Handrail. Fitted carpet. Doors off to 5 bedrooms (two en-suite), store room & bathroom. Further stairs to 2 attic bedrooms.



### **BEDROOM (NO.1) WITH EN-SUITE**

**(4.10m x 3.50m)**

With window to the front. Storage cupboard. Concealed Triton shower cubicle into the storage cupboard. Extractor fan. Wash-hand basin with splash-back tiles. Fitted carpet. Column radiator.

### **BEDROOM (NO. 2) WITH EN-SUITE**

**(4.40m x 4.01m)**

A generously proportioned room. Double glazed window overlooking the rear garden. Fitted carpet. Radiator.



### **EN-SUITE**

**(1.75m x 0.98m)**

Wash-hand basin & W.C. Tiled shower cubicle with Mira shower. Extractor fan. Shaver point/light. Chrome accessories. Dimple wall mounted fan heater.

### **BEDROOM 3**

**(3.45m x 2.50m)**

With sash-case window to the front. Wash-hand basin with splash-back tiles. Central light fitting. Built-in wardrobe with hanging rail & shelf. Fitted carpet. Radiator.

## **RESIDENTS LOUNGE**

**(4.58m x 3.76m)**

Sash-case window to the front. Vertical blinds. Deep display sill. Traditional open coal fire with tiled hearth, fascia & surround. Lighted alcove areas to the side. Chrome triple light fitting. Television point. Fitted carpet. Radiator.

## **BEDROOM 4/STORE ROOM**

**(3.45m x 3.10m)**

Double glazed velux window. Shelved alcove area. Fitted carpet.

## **BEDROOM 5**

**(4.32m x 3.50m)**

An attractive spacious room. Windows to the side & rear. Hatch to attic. Built-in wardrobe. Fitted carpet. Column radiator.

## **BATHROOM 1**

**(1.80m x 1.39m)**

With white wash-hand basin, bath & W.C. Triton shower over the bath with shower rail & curtain.

## **INNER HALL**

Door to bedroom 4. Fitted carpet.

## **BATHROOM 2**

**(1.80m x 1.65m)**

With newly installed contemporary white three piece suite comprising bath, wash-hand basin & W.C. Mira shower over the bath with curved shower screen. Chrome swan neck mixer taps on wash-hand basin & chrome mixer taps on bath. Partially tiled walls. Modern light fitting. Double glazed window obscured window to the side. Ceramic tiled floor. Chrome heated towel rail/radiator.

## **STAIRS TO ATTIC BEDROOMS**

Double glazed window to the rear. Under the eaves useful storage area with hanging rail, shelf & light.

## **ATTIC BEDROOM 1**

**(2.87m x 2.35m)**

Double glazed velux window to the front. Storage cupboard housing the cold water tank. Spotlight. Fitted carpet.

## **ATTIC BEDROOM 2**

**(5.11m x 2.91m)**

Double glazed velux window to the rear. Fitted carpet.



### **OUTSIDE**

The extensive rear garden is mostly laid out in grass with a secluded courtyard area opposite the rear door. Garden shed. Dog kennel. Clothes poles. Outside cold water tap. Oil tank. Vehicular access from Southfield Lane.

### **SERVICES**

Mains water, electricity & drainage. The telephone is subject to the usual B.T. Regulations.

### **RATEABLE VALUE**

£1,950 effective from 30<sup>th</sup> November 2007.

### **VIEWING**

**By arrangement with the Selling Agents  
HARPER, ROBERTSON & SHANNON,  
SOLICITORS & ESTATE AGENTS**

