



6 Ninians Landing

Harbour Row, Isle of Whithorn, DG8 8LL



Ground floor, 1-bedroom apartment with sea views, in excellent condition through out.



Offers Over: £100,000 are invited

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Key Features:

- . Walk in condition
- . Modern features
- . Sea views
- . Designated parking
- . Full UPVC Double glazing
- . Electric heating
- . Undergone full program of modernisation
- . Prime location
- . Ideal holiday let investment





Property description

An opportunity arises to acquire a ground floor apartment ideally situated within this greatly sought-after conservation village on the southwestern tip of Scotland. From the property there are splendid sea views over-looking the harbour. An ideal holiday home which benefits from modern kitchen, modern bathroom, full uPVC double glazing and electric heating. The property also benefits from designated parking to the rear. In first class condition throughout, viewing of this splendid property is to be thoroughly recommended.

This is an excellent opportunity to acquire a ground floor apartment, ideally positioned within the ever-popular Isle of Whithorn. Of traditional construction, the building is in good condition and features comfortable accommodation over one level. From the property there are splendid sea views to the front and views over the harbour and beyond. The property benefits from a modern kitchen, modern bathroom, electric heating and new uPVC double glazing. Within a well sought after location on the harbour front and local amenities within walking distance, this is a prime opportunity for a holiday home investment.

The Isle of Whithorn itself is a charming village settled around a natural, working harbour. Local amenities include a hotel, bowling green and village hall. Most other facilities are to be found in the neighbouring village of Whithorn including general practice healthcare, a primary school and a further range of shops. Other centres located close by include Wigtown, Scotland's National Book town and Newton Stewart, a bustling market town with hospital, secondary school, cinema and supermarkets. The larger conurbations of Stranraer and Dumfries lie within easy driving distance. There are also numerous sites of historical interest within the area and access to a full range of outdoor pursuits including walking, bird watching, fishing and excellent golf courses.





Accommodation

Entrance Hallway

Well maintained and shared communal entrance leading into front door to property providing access to hallway leading to full living accommodation as well as built in storage currently housing the hot water tank.

Lounge/ Dining Kitchen

Bright and spacious open plan dining kitchen with lounge area comprising of floor and wall mounted units, integrated kitchen appliances to include, oven and hob with extractor hood, integrated fridge, stainless steel sink and integrated washing machine. Tiled walls with laminate flooring, 3 x double glazed windows providing front outlook over harbour, 2 x electric heaters and TV point.

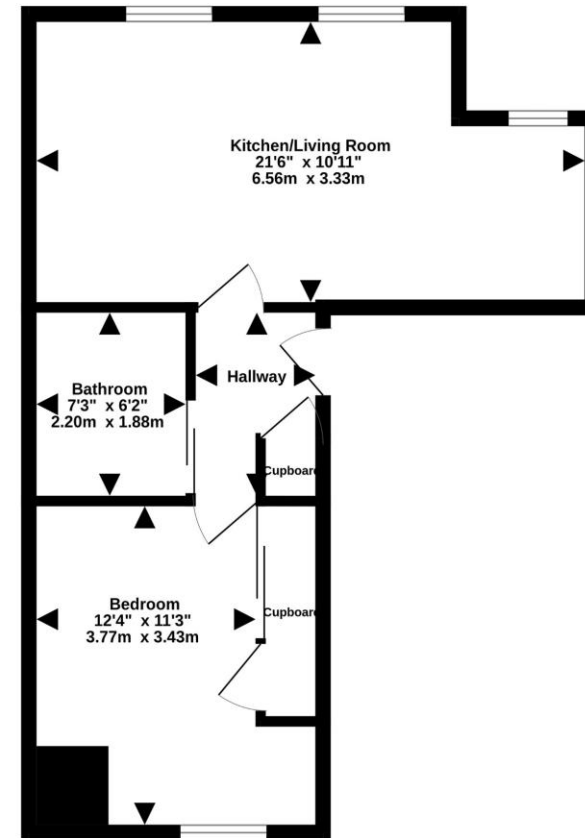
Bathroom

Generous sized bathroom with electric shower over bath, toilet and separate WHB, splash panel boarding, integrated extractor, mirror cabinet and electric heater.

Bedroom

Spacious double bedroom towards the rear of the property with double glazed window providing rear outlook, electric heater, generous built in storage, BT phone socket and TV point.

Ground Floor
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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. Pre-sale 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.

NOTES

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

COUNCIL TAX

Band A

EPC RATING

SERVICES

Mains electricity, water and drainage.

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.

