



37-39 St John Street

Whithorn, Newton Stewart, DG8 8PD



A charming terraced country style cottage in a well sought after location.

Offers Over: £110,000 are invited

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#### Key Features:

- . Spacious cottage
- . Convenient location
- . Original features
- . Two bedrooms
- . Walking distance from local amenities
- . Enclosed garden ground
- . Open plan dining kitchen
- . Potential holiday let investment





## Property description

Located within the historic village of Whithorn, arises an opportunity to acquire a spacious mid terrace cottage style property providing generous accommodation over one level. This is a well-proportioned property once being two separate entities now knocked through to make one property which also benefits from an extension to the rear. The extension allows for a spacious dining kitchen as well as another public room or potential third bedroom. With many traditional features to appreciate such as original multi fuel burning stoves, the property requires a program of modernisation throughout. This property has the potential to be a comfortable family home or holiday let investment. Viewing is to be thoroughly recommended.

Occupying a convenient location within walking distance to all local amenities, this property is of traditional construction under a slate roof. There is a fully enclosed area of private garden ground to the rear which sits on a generous plot comprising of a concrete patio area as well as planting borders and uninterrupted countryside views. It is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and to the rear over the garden ground and farmland beyond.

Whithorn has long been a very popular retreat on Scotland's Southwest coastline, attracting many visitors and with access to a full range of outdoor pursuits including walking, fishing and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel, chemists and general practice healthcare. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 8 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (30 miles).



## Accommodation

### Lounge

Entrance porch to front of property giving access into spacious lounge with original feature brick fireplace currently housing multifuel burning stove. Double glazed window to front, access into dining kitchen. Access to bedroom.

### Kitchen

Generous sized kitchen towards rear of property with 2 x double glazed windows as well as rear outside access via UPVC door. Composite sink, floor mounted units, integrated electric oven and hob. Built in storage and plumbing for washing machine

### Shower room

Spacious shower room with corner shower, toilet and WHB. Tiled flooring, tiled walls and built in extractor fan.

### Dining room

Towards rear of property, dining room accessed via kitchen with 2 x double glazed windows, multi fuel burning stove and access into bedroom.

### Bedroom 1

Double bedroom towards front of property with sash and case window, built in recess for storage, laminate flooring as well as access to front lounge.

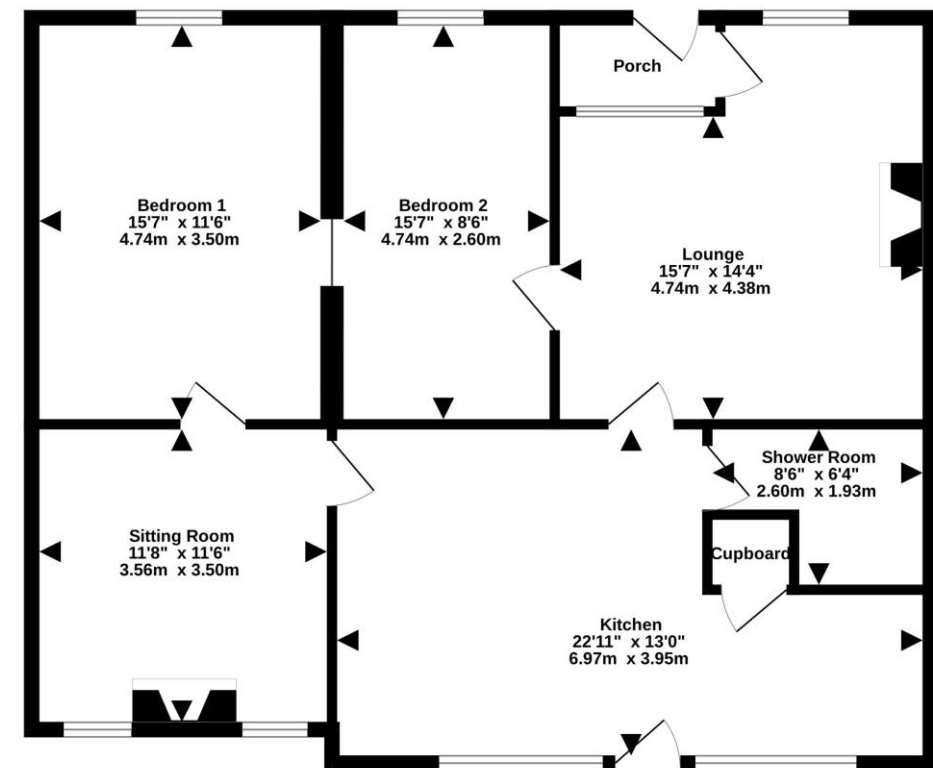
### Bedroom 2

Double bedroom towards front of property access via dining room with carpeted flooring and sash and case window

### Garden

Fully enclosed garden ground to the rear comprising of planting borders, concrete pathways, stone wall and views to rear over farmland & beyond.

Ground Floor  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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

E(51)

### 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.

