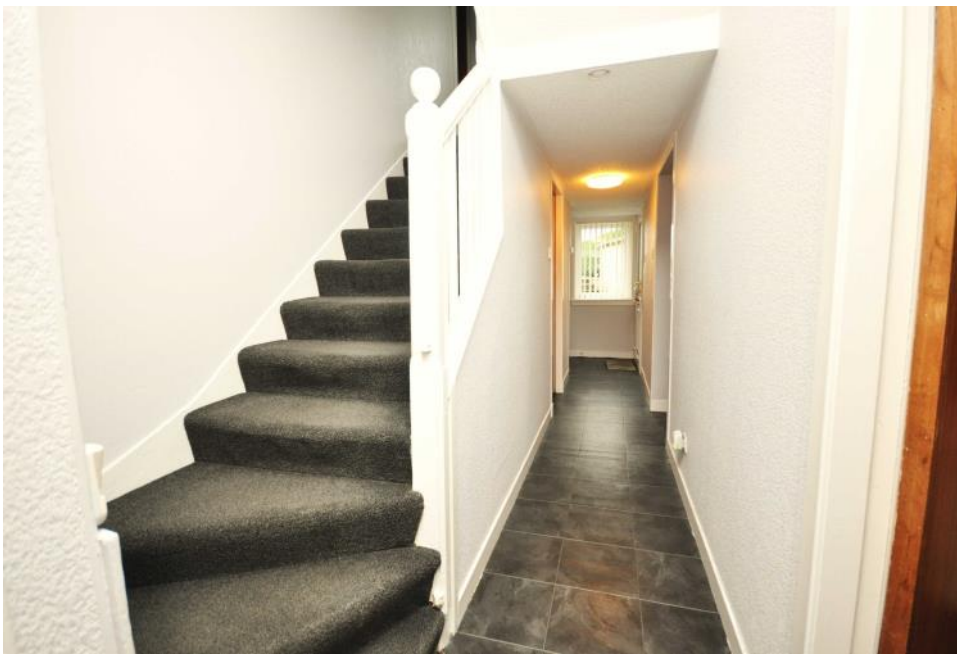




[www.gapinthemarket.com](http://www.gapinthemarket.com)

131 George Street  
Whithorn  
Newton Stewart  
DG8 8PZ



Located within the historic town of Whithorn, arises an opportunity to acquire a spacious mid terrace cottage style property providing generous accommodation over two levels. This is a well proportioned property which is in good condition throughout also boasting from an extension to the rear. Currently benefitting from two generous sized public rooms and a spacious dining kitchen to the rear. This property also benefits from generous built in storage space as well as oil fired central heating and double glazing. Private garden ground to the rear of the property, well maintained on a generous plot providing views over farmland beyond. This property has the potential to be a comfortable family home or holiday let investment. Viewing is to be thoroughly recommended.

**HALLWAY, LOUNGE, DINING ROOM, DINING KITCHEN, SHOWER ROOM, 3 BEDROOMS, ENCLOSED GARDEN, OUTBUILDING**

**Offers Over: £130,000 are invited.**



Occupying a well sought after location within a private residential area, this is a mid terrace cottage style property which displays well -proportioned and comfortable accommodation over two levels. The property which is located within easy reach of the town centre and all amenities is of traditional construction under a tile roof. In good condition throughout boasting from an extension to the rear. Currently benefitting from, a spacious front lounge, generous sized dining room and dining kitchen to the rear, double glazing and oil fired central heating.

There is a fully enclosed area of private garden ground to the rear which sits on a generous plot as well as benefitting from an outbuilding for storage 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).

**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.

## **ACCOMMODATION**

### **Hallway**

Front entrance to property with spacious hallway giving full access to ground level, built in storage, stairs providing access to upper levels, central heating radiator, double glazed window and UPVC door to the rear for garden access.

### **Lounge**

Well proportioned public room to the front of the property with large double glazed window, central heating radiator and TV point.

### **Dining Room**

Spacious dining room to the front of the property with large double glazed window, central heating radiator and boarded up section which was previous access to kitchen.

### **Shower Room**

Wet room with walk in mains shower, toilet and WHB. Splash panel boarding, double glazed window and central heating radiator.

### **Dining Kitchen**

Spacious dining kitchen to the rear of the property with floor mounted units, integrated cooker and induction hob, washing machine, tumble dryer, separate fridge freezer and stainless steel sink. Built in pantry (previously access to dining room), large double glazed window, central heating radiator, tiled wall and flooring. Currently housing the boiler.

### **Bedroom 1**

Double bedroom towards the rear of the property with central heating radiator, double glazed window providing outlook over rear garden and farmland beyond.

### **Bedroom 2**

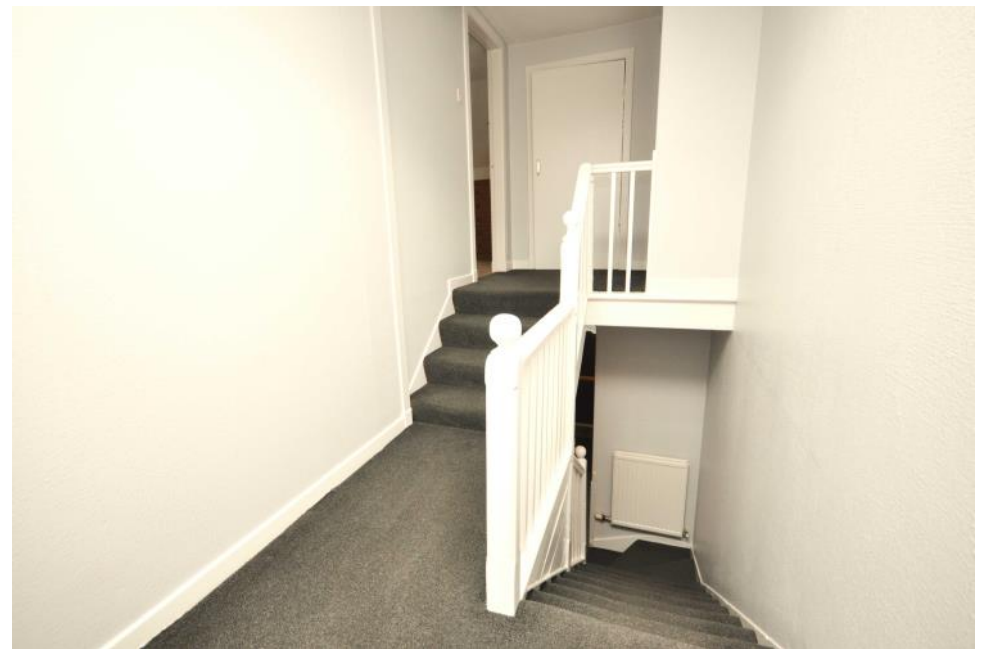
Double bedroom to front of property with double glazed bay window, central heating radiator and built in storage.

### **Bedroom 3**

Double bedroom to front of property with double glazed bay window and central heating radiator.

### **Garden**

Fully enclosed, generous garden ground to the rear with concrete patio area, maintained lawn area, outbuilding and access/ views over rear field and farmland beyond.





## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

## COUNCIL TAX

Band B

## EPC RATING

E - 43

## SERVICES

Mains electricity, water & drainage. Oil fired central heating.

## VIEWING ARRANGEMENTS

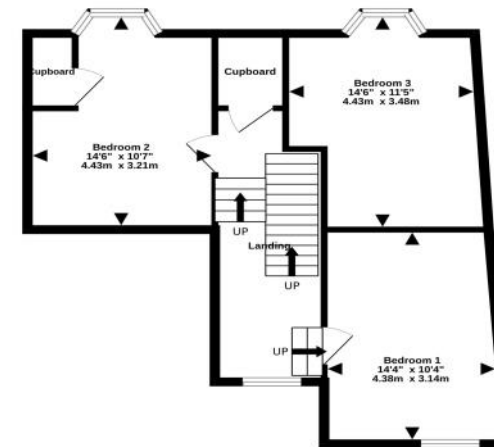
Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

## OFFERS

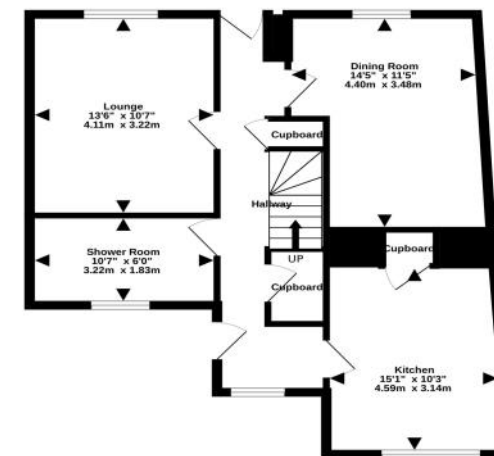
Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.



1st Floor  
549 sq.ft. (51.0 sq.m.) approx.



Ground Floor  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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