



11 George Street, Whithorn

Newton Stewart, DG8 8NS

Offers Over £169,995

11 George Street

Whithorn, Newton Stewart

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).

- Traditional stone built property
- Spacious accommodation
- Convenient location
- Large enclosed rear garden
- Outbuildings to the rear
- Ideal family home
- Traditional features
- Fully double glazed
- Close to all local amenities



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Whithorn, Newton Stewart

Within a convenient location, this 4-bedroom mid-terraced house presents a unique opportunity to acquire a traditional stone-built property boasting spacious accommodation and a large enclosed rear garden. This ideal family home exudes charm with its traditional features and vast living spaces, providing a perfect sanctuary for those seeking comfort and style. Upon entering, you are greeted by a warm and inviting ambience that permeates throughout the house. Each room has been thoughtfully designed to offer functionality without compromising on aesthetics. The fully double-glazed windows flood the interior with natural light, creating a bright and airy atmosphere that is both welcoming and uplifting. The interior layout of the property flows from room to room, offering a perfect balance between form and function.

Stepping outside, a large enclosed rear garden awaits. The outbuildings to the rear offer additional storage space or potential for further development, catering to various needs and preferences. Located in close proximity to all local amenities, including schools, shops, and transport links. In summary, this 4-bedroom mid-terraced house combines modern comfort with timeless elegance. With its convenient location, spacious interiors, and attractive features, this property is sure to appeal to families seeking a harmonious blend of practicality and charm. Viewings are to be thoroughly recommended.



Hallway

Front entrance leading into hallway providing access to full ground floor living accommodation as well as stairs allowing access to upper level accommodation. Built in storage and electric storage heater as well as rear outside access.

Lounge

12' 11" x 12' 9" (3.94m x 3.89m)

Generous sized ground floor reception room with two sash and case double glazed windows as well as feature fireplace currently housing a wood burning stove and built in display recess. Electric storage heater also.

Bedroom (ground floor)

11' 6" x 6' 6" (3.50m x 1.98m)

Ground floor bedroom to front of property with large sash and case double glazed window.

Sitting room

13' 3" x 9' 10" (4.03m x 3.00m)

Heading towards rear of property, sitting room with feature fire place and built in display recess' as well as providing access to kitchen.

Kitchen

10' 6" x 7' 7" (3.19m x 2.30m)

Fully fitted kitchen to the rear with both floor and wall mounted units to include; integrated electric van oven and hob, integrated microwave, stainless steel sink with mixer tap as well as integrated fridge freezer. Double glazed sash and case window to the rear also.

Bathroom

8' 4" x 6' 6" (2.55m x 1.98m)

Spacious bathroom to the rear comprising of electric shower over bath, separate toilet and WHB as well as splash panel boarding and double glazed window. Wall mounted cabinet with built in shaver-supply unit, downflow heater and electric heated towel rack.





Landing

Open landing providing access to upper level accommodation with large double glazed sash and case window to the rear for natural light.

Upper Lounge

15' 7" x 13' 8" (4.75m x 4.17m)

Spacious lounge on the upper level with two double glazed sash and case windows, feature fire place with built in display recess and built in storage. Electric storage heater, traditional cornice plaster work as well as access to bedroom/ study.

Bedroom/ Study

11' 6" x 7' 6" (3.50m x 2.29m)

Currently used as a study with the potential for a bedroom accessed off of the lounge with large sash and case double glazed window.

Bedroom

12' 4" x 9' 10" (3.75m x 3.00m)

Double bedroom on the upper level with built in display recess, double glazed sash and case window to the rear as well as electric storage heater.

Bedroom

12' 8" x 6' 6" (3.86m x 1.98m)

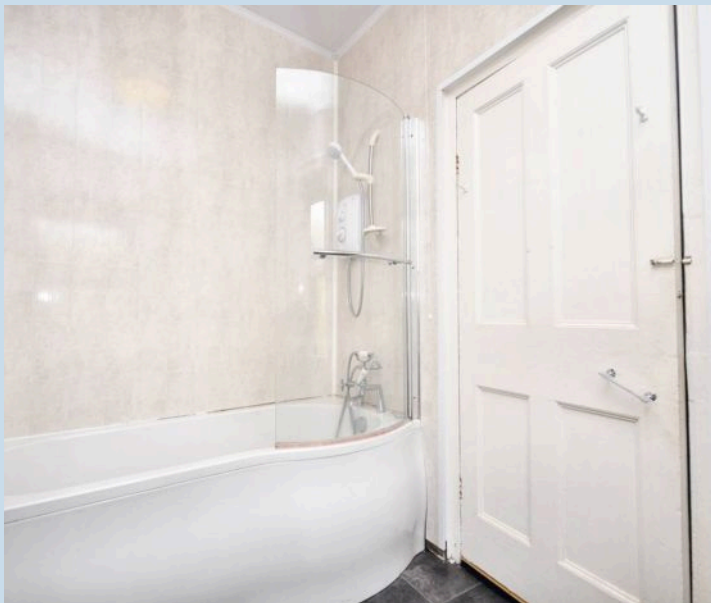
Bright and spacious bedroom on the upper level with double glazed sash and case window to the rear as well as WHB and electric storage heater.

Garden

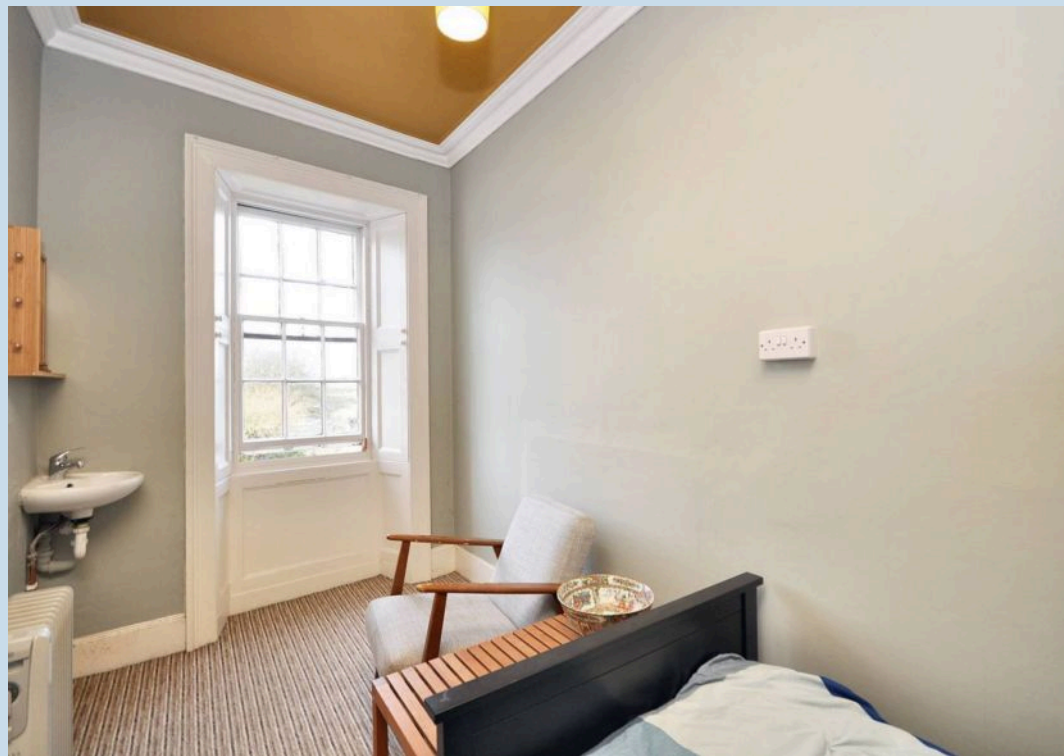
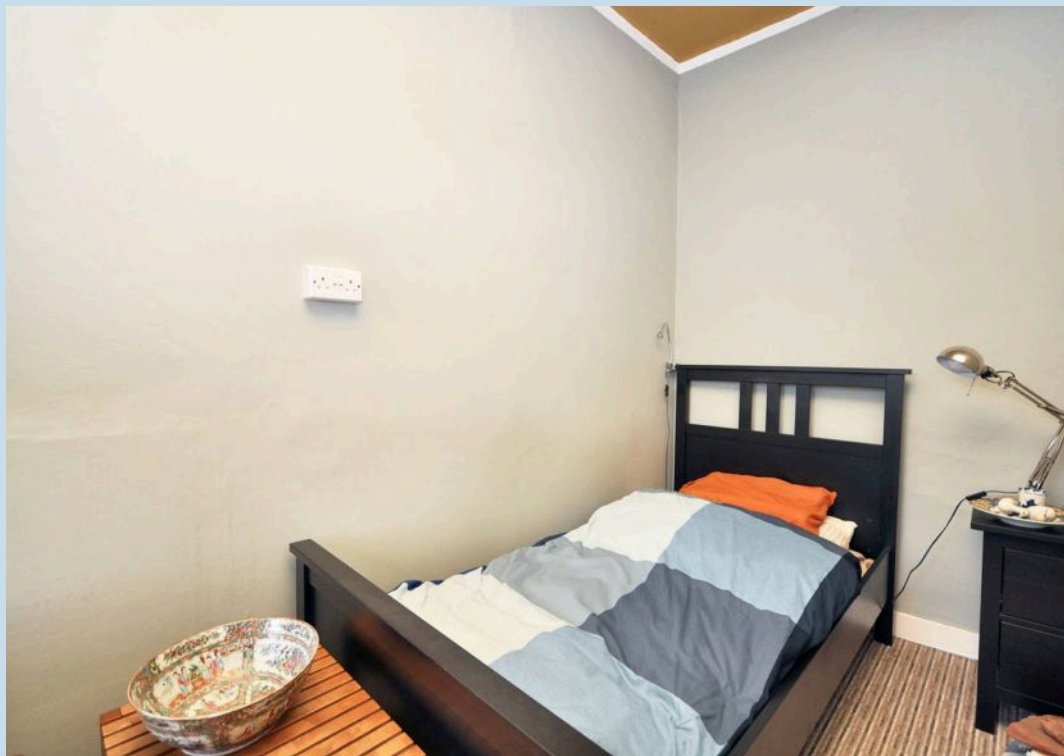
Large enclosed garden to the rear overlooking over the country side and beyond comprising of large maintained lawn area as well as concrete patio area providing access to outbuildings. Planting borders and fenced borders as well as stone dyke wall to the rear.

On street

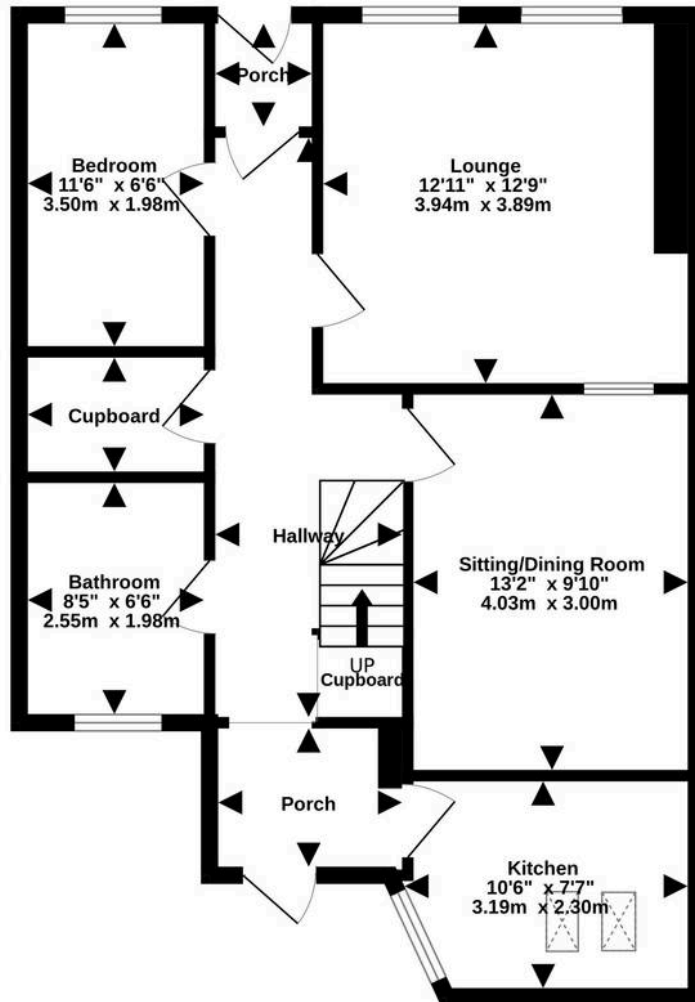
On street parking to front of property as well as communal parking on George Street.



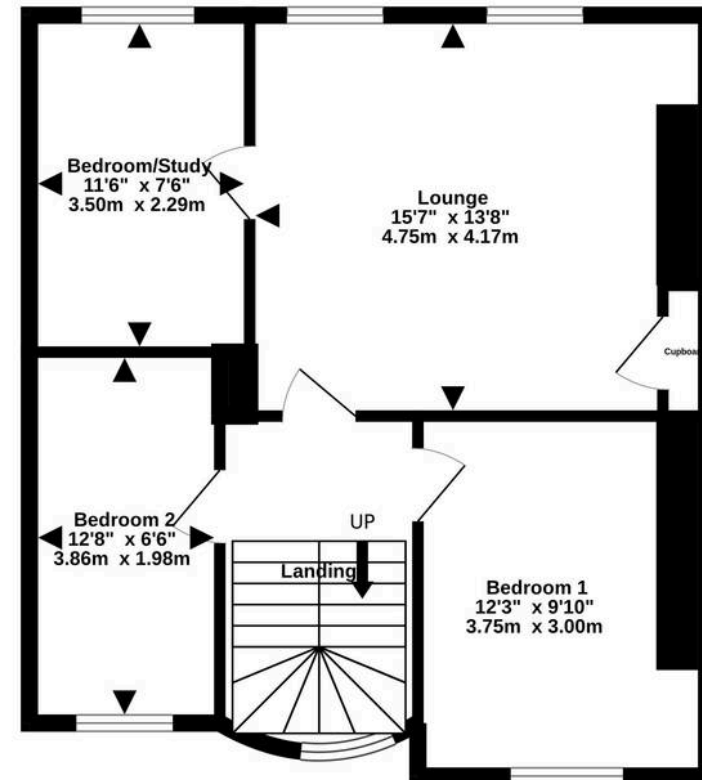




Ground Floor
673 sq.ft. (62.6 sq.m.) approx.



1st Floor
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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 and blinds throughout.

COUNCIL TAX Band B EPC RATING E

SERVICES

Mains electricity, water & 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. 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.

