



GAP

galloway & ayrshire properties

13 St. John Street, Whithorn

Newton Stewart, DG8 8PD

Offers Over **£100,000**

The property is located within the historic town of Whithorn, situated in the heart of Dumfries & Galloway's scenic Machars peninsula. Known as Scotland's earliest Christian settlement, Whithorn offers a charming and peaceful setting while still providing a range of everyday amenities including local shops, a primary school, healthcare services and cafés. The nearby harbour village of Isle of Whithorn lies just a short drive away and is popular for its coastal walks, marina and renowned seafood restaurant, making it a desirable destination for both residents and visitors alike. The area is ideal for those who enjoy outdoor pursuits, with beautiful surrounding countryside, coastal routes and beaches all within easy reach. The larger town of Newton Stewart is approximately 16 miles away, offering a wider range of supermarkets, secondary schooling and leisure facilities. This location combines a relaxed rural lifestyle with convenient access to local amenities, making it particularly appealing for those seeking a permanent residence, holiday home or investment opportunity.

- Traditional stone-built end of terrace property
- Spacious lounge with multi-fuel stove
- Generous dining kitchen with solid wood worktops
- Separate kitchen area with Belfast style sink
- Modern shower room with corner cubicle
- Bright entrance hall with feature panelling
- Large rear garden with shed
- Close to all local amenities
- Rear countryside views



This well-presented traditional end of terrace property offers deceptively spacious accommodation over two levels and is ideally suited to a range of purchasers including first-time buyers, investors or those seeking a coastal retreat. The property is entered via a bright and welcoming entrance hall, finished with attractive half-height panelling and practical tiled flooring. A useful cloakroom/storage area is located off the hall, providing excellent additional space. The ground floor features a spacious lounge with dual windows allowing for excellent natural light, centred around a charming multi-fuel stove which creates a cosy focal point. To the rear, a generous dining kitchen provides ample space for both cooking and entertaining. The kitchen is fitted with a range of base units complemented by solid wood worktops and a Belfast-style sink, with a raised section creating a natural divide between the kitchen and dining area.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from good natural light and attractive flooring. A modern shower room completes the accommodation, fitted with a corner shower cubicle, WC and wash hand basin. Externally, the property enjoys a generous rear garden, mainly laid to lawn with a variety of mature shrubs and planting. A garden shed provides useful outdoor storage, and the space offers excellent potential for further landscaping or outdoor seating areas.



Entrance Hall

10' 0" x 8' 10" (3.06m x 2.70m)

A bright and welcoming front entrance benefitting from a large front facing double glazed window as well as neutral décor complemented by half height wall panelling as well as durable tiled flooring. There is also access to a spacious storage area/ cloak room.

Cloak Room/ Storage

10' 0" x 6' 10" (3.06m x 2.08m)

A useful and versatile space, ideal for use as a cloakroom or general storage area. The room is neutrally decorated and benefits from a wall-mounted radiator. Perfect for coats, shoes, or additional household storage.

Lounge

15' 8" x 11' 10" (4.78m x 3.60m)

A spacious and well-proportioned lounge offering a warm and inviting atmosphere. The room is tastefully decorated in neutral tones and benefits from dual front-facing windows. A feature fireplace with inset multi-fuel stove provides an attractive focal point, adding both character and practicality. The room offers ample space for a variety of furniture arrangements and is finished with durable tiled flooring. An open doorway leads through to the kitchen.

Dining Area

11' 7" x 10' 6" (3.53m x 3.19m)

A generously proportioned dining kitchen offering an excellent space to the rear of the property. The dining area itself provides ample room for a family sized table and chairs, with durable tiled flooring throughout. The space also benefits from direct access to rear garden grounds.





Kitchen

13' 10" x 12' 10" (4.21m x 3.92m)

A well appointed and functional kitchen fitted with a range of base units complemented by solid wood worktops and tiled splashbacks. A large rear facing window provides an outlook over rear garden grounds as well as an inset Belfast-style sink. The kitchen is thoughtfully laid out with ample worktop space and room for freestanding appliances. A central peninsula/breakfast bar creates a natural divide between the kitchen and dining area. A standout feature is the inclusion of a traditional range-style cooker with extractor above.

Landing

A bright and well presented upper landing providing access to the first floor accommodation. The space is finished with attractive wooden floor and neutral décor as well as large double glazed window providing a rear outlook.

Bedroom

10' 8" x 10' 5" (3.26m x 3.17m)

A bright and well proportioned bedroom benefitting from dual windows providing a front outlook. There is ample room for free standing furniture, whilst also benefitting from a wall mounted central heated radiator. A versatile room suitable for a range of uses.



Shower Room

7' 4" x 5' 4" (2.23m x 1.62m)

A well presented shower room fitted with a modern suite comprising a corner shower cubicle, WC and pedestal wash hand basin. The room benefits from a double glazed window to the rear as well as decorative half-height wall panelling. Additional features include a heated towel rail and attractive wooden flooring.

Bedroom

15' 8" x 10' 0" (4.78m x 3.06m)

A bright and generously proportioned bedroom which has been well presented benefitting from attractive wooden flooring throughout as well as front and rear windows. As well as having a wall mounted central heating radiator, this is a versatile room suitable for use as a double bedroom, guest room or home office if required.

Rear Garden

A generous rear garden offering excellent outdoor space with great potential. The garden is mainly laid to lawn and bordered by a variety of mature shrubs and plants, providing a good degree of privacy and a pleasant outlook. There is a useful garden shed for storage, along with space suitable for outdoor seating or further landscaping if desired. The garden enjoys a bright and open aspect as well as benefitting from open countryside views to the rear.

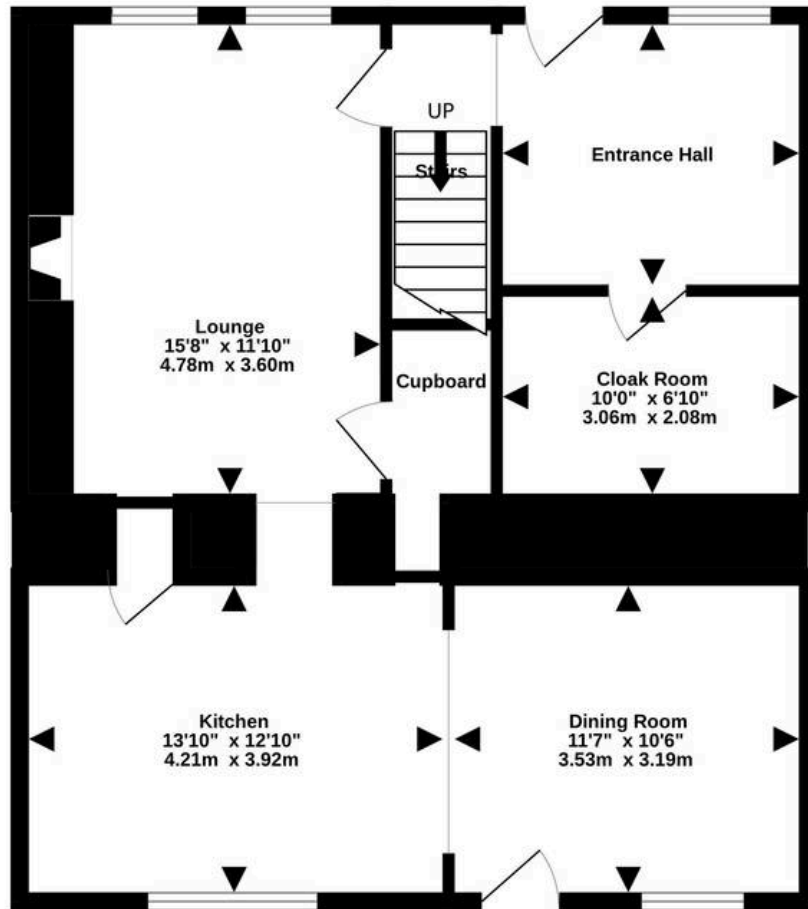
ON STREET

1 Parking Space

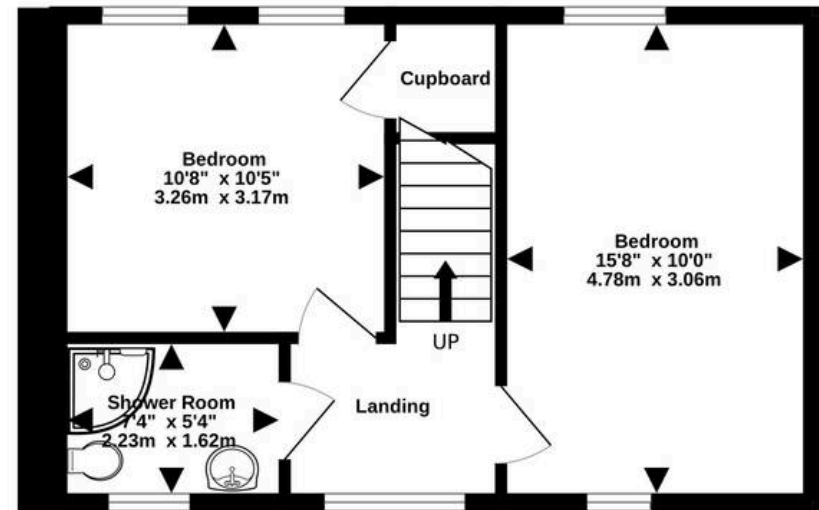




Ground Floor
656 sq.ft. (61.0 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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.

Pellets can be bought in 10kg bags which can be stored in the garden shed.

The property benefits from new plumbing, electrics, insulation and plasterboard. New flooring throughout, new front and rear doors, new bathroom and new open plan kitchen.

COUNCIL TAX Band E

EPC RATING: E(40)

SERVICES Mains water, electricity and drainage. Heating by way of a woodpellet boiler.

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.

