



GEORGE ST.

130 George Street, Whithorn

Newton Stewart, DG8 8QA

Offers Over **£105,000**

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, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, 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. Both have hotel/restaurants. 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 terraced cottage style property
- Convenient location
- Town centre location
- Two bedrooms
- Generous garden grounds
- Potential holiday home investment
- Feature wood burning stove
- Recently refurbished modern kitchen
- Generous outbuilding to the rear



In a convenient town centre location, this charming 2-bedroom terraced house exudes traditional cottage style. The property offers an ideal opportunity for those seeking a potential holiday home investment or a cosy permanent residence. Upon entering, you are greeted by a warm ambience enhanced by the feature wood burner. The well-proportioned bedrooms provide comfortable living spaces, perfectly suited for a small family or as a weekend retreat.

The outside space of this property is a hidden gem, featuring concrete steps leading to a spacious enclosed garden with mature grounds. Enjoy the serenity of the large maintained lawn surrounded by lush plantings and shrubbery. A raised paved sitting area beckons for al fresco dining or relaxation in the sun. Completing the picture, a greenhouse and planting areas to the rear provide opportunities for green-fingered enthusiasts to create their own personal oasis. This property seamlessly combines practicality and charm, offering a rare opportunity for a slice of idyllic countryside living within easy reach of urban amenities.



Hallway

Front entrance leading into hallway providing access into ground floor living accommodation. Stairs giving access to upper level accommodation also.

Sitting/ Dining room

11' 2" x 8' 6" (3.41m x 2.58m)

To front of property, a bright and well proportioned reception room with large timber frame sash and case window as well as central heating radiator.

Lounge

18' 3" x 9' 3" (5.57m x 2.82m)

Bright and and spacious lounge to front of property with timber frame sash and case window to front as well as feature wood burner. TV point and BT phone socket also.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

Towards rear of property, a fully installed kitchen fitted with both floor and wall mounted units. Comprising of integrated stainless steel sink with swan neck mixer tap, plumbing for washing machine as well as space for electric cooker and hob as well as under counter fridge. Timber framed glazed window also.

Bathroom

6' 8" x 6' 6" (2.04m x 1.98m)

To rear of property, a bright and spacious bathroom comprising of mixer shower over bath as well as separate WHB & WC. Central heating radiator as timber framed glazed window to the rear.





Bedroom

11' 8" x 11' 8" (3.56m x 3.55m)

On the upper level, a generous sized double bedroom with two timber framed Velux windows as well as central heating radiator and built in eaves storage.

Bedroom

11' 8" x 9' 3" (3.56m x 2.83m)

On the upper level, a well proportioned bedroom with timber framed Velux window to the rear as well as central heating radiator.

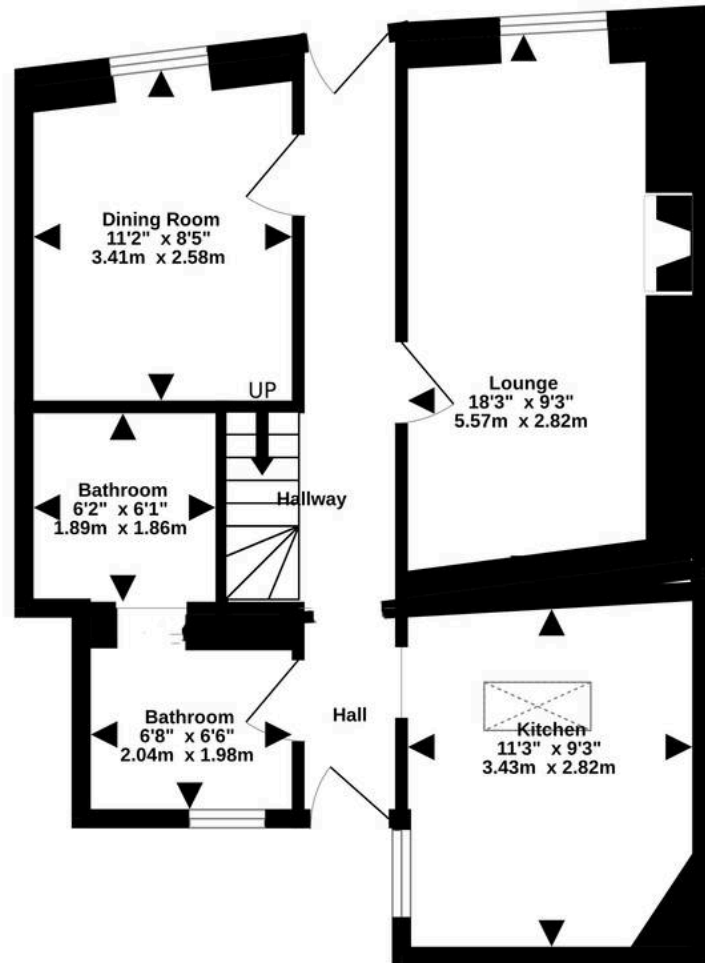
Garden

To the rear of property, fully enclosed spacious garden grounds with concrete pathway giving access to rear outbuilding, steps leading up to open and spacious maintained lawn surrounded by mature plantings and shrubbery with border hedging as well as raised paved patio. Stretching up the garden grounds to generous planting borders as well as base for greenhouse.

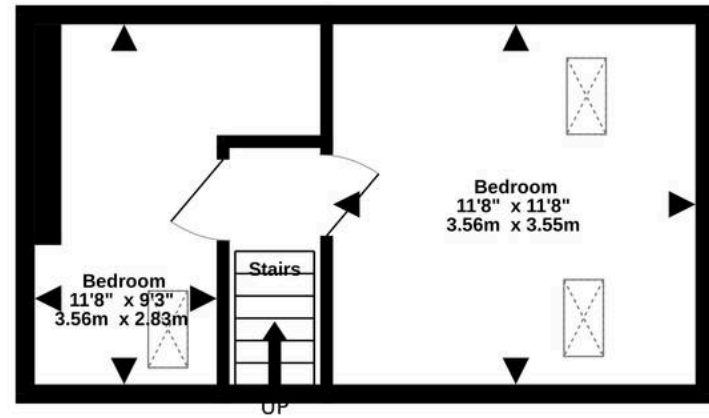




Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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 A

EPC RATING G (16)

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.

