



A B & A
Matthews

**Balgowan,
16 Main Street,
Isle of Whithorn,
DG8 8LF**

Offers in the region of £195,000



The Isle of Whithorn is a charming and picturesque harbour village located on the stunning Machars Peninsula, approximately 3 miles south-east of Whithorn. Rich in maritime heritage and coastal beauty, the village was once a true island before being connected to the mainland by a causeway in the late 18th century. Today, it offers a peaceful and welcoming community centred around its attractive working harbour, where fishing boats and pleasure craft can often be seen. The area is renowned for its historical significance, with nearby attractions including the ruins of St Ninian's Chapel, St Ninian's Cave, and the Iron Age roundhouse and fort remains near the lighthouse. Surrounded by spectacular coastal scenery, the village is a haven for walkers, wildlife enthusiasts, sailors and outdoor adventurers, while the nearby Whithorn Trust Discovery Centre provides fascinating insight into the region's rich early Christian heritage. Combining history, natural beauty and a relaxed coastal lifestyle, the Isle of Whithorn remains one of Dumfries and Galloway's most desirable seaside locations.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

Key Features:

- Charming mid-terraced property
- Situated in the popular harbour village of Isle of Whithorn
 - Three bedrooms
 - Spacious accommodation over two floors
 - Retains many original features and character
 - Exposed stone walls throughout
 - Original fireplaces and fire surrounds
 - Original tiled and quarry-tiled flooring
 - Two Dowling multi-fuel stoves
 - Lounge with exposed wooden ceiling beams
 - Solid fuel central heating with immersion hot water option and partial double glazing
 - Private enclosed garden
- Ideal family home, holiday home, or investment property

This charming mid-terraced three-bedroom property is situated in the popular harbour village of Isle of Whithorn and offers spacious accommodation over two floors. Rich in character, the home retains many original features including exposed stone walls, fireplaces, tiled floors and traditional fittings, creating a warm and welcoming atmosphere throughout. The property benefits from partial double glazing, solid fuel central heating, generous living space, and a private garden with decking, vegetable plots and mature planting. Combining period charm with practical family accommodation, this attractive home enjoys a desirable location within easy reach of the village harbour and coastal surroundings.

Ground Floor Accommodation

Entrance Hall

A glazed hardwood entrance door opens into a welcoming hallway featuring original tiled flooring. There is a wall-mounted cupboard housing the electricity meters, an understairs storage cupboard, and a further built-in cupboard containing the water tank. Staircase to the first-floor accommodation.

Kitchen (4.40m x 3.50m)

A bright south-west facing kitchen with a charming Dowling multi-fuel stove set within a stone surround and complemented by a feature stone wall. The kitchen is fitted with a good range of base units, shelving, generous hardwood worktops, and a traditional Belfast sink. Integrated appliances include two built-under electric ovens with an electric hob above. Space and plumbing are provided for a washing machine. Additional features include a wooden pulley, two shelved alcoves, original quarry-tiled flooring, and a radiator.



Games Room (4.36m x 3.10m)

A versatile reception room with a south-west facing window, open fireplace with wooden mantelpiece, and a shelved alcove.

Bathroom (3.65m x 2.45m)

Partially tiled and fitted with a coloured suite comprising WC, wash hand basin, bidet, bath, and walk-in shower area with mains-powered shower. Vertical radiator.

Cloakroom (1.66m x 0.80m)

Fitted with WC and wash hand basin.

Dining Room (4.80m x 3.75m)

An attractive dining room featuring a Dowling multi-fuel stove with stone surround, original tiled flooring, feature stone walls, two built-in storage cupboards, and an east-facing window.



Lounge (4.90m x 2.70m)

A cosy reception room enjoying views over the garden through three north-east facing windows. Features include exposed wooden ceiling beams, painted wooden flooring, and two feature stone walls. Electric panel heater installed, with pipework already in place should a radiator be preferred.



Rear Porch (2.28m x 1.50m)

Access to the garden is provided via a glazed uPVC door. The porch houses the solid-fuel boiler, which supplies both central heating and hot water, with an immersion heater available as an alternative. Tiled flooring.

First Floor Accommodation

Landing

South-east facing window and radiator.

Bedroom 1 (4.64m x 3.72m)

Spacious double bedroom with south-east facing window, feature stone fireplace with open fire, two alcoves (one shelved), and radiator.



Bedroom 2 (4.33m x 3.55m)

Dual-aspect room with south-west and north-east facing windows. Features an original fireplace surround, built-in storage cupboard, and radiator.

Bedroom 3 (4.35m x 2.90m)

South-west facing window, original fireplace surround, built-in shelved alcove, and hardwood door leading to the dressing room.



Dressing Room (2.80m x 1.23m)

South-west facing window, radiator, and hatch providing access to the attic.

Garden

A private and well-established garden, predominantly laid to lawn and complemented by a raised decking area, vegetable plots, apple trees, and a variety of mature shrubs.

Outbuildings

- **Wooden shed**
- **Two log stores**

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Solid fuel central heating.





Floorplans are indicative only - not to scale
Produced by Plushplans

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.