

A B & A
Matthews

*17 Rosie's Brae,
Isle of Whithorn,
DG8 8LT*

Offers over £200,000

Tucked away on the unspoiled southwest coast of Scotland, the Isle of Whithorn offers a rare blend of coastal beauty, rich heritage, and peaceful village living. Set on the Machars Peninsula in Dumfries and Galloway, this picturesque harbour village, retains its maritime charm with a working harbour, sweeping sea views, and a welcoming community. Steeped in history, it is closely linked to Saint Ninian, with the atmospheric ruins of St Ninian's Chapel overlooking the harbour and the tranquil St Ninian's Cave just a short coastal walk away. Surrounded by dramatic cliffs, quiet beaches, and abundant wildlife, the area is ideal for walking, birdwatching, and simply unwinding, while the nearby Isle of Whithorn Lighthouse offers stunning views across the coastline. At the heart of village life, the renowned Steam Packet Inn serves fresh local seafood and its own ales, completing the appeal of this unique coastal retreat, perfect for those seeking tranquillity, character, and a strong sense of place.



This spacious and well-proportioned two-bedroom home offers excellent potential for modernisation, making it an ideal opportunity to create a comfortable permanent residence, holiday retreat, or investment property. The accommodation is bright and versatile, featuring a generous lounge with multi-fuel stove, an open-plan dining kitchen forming the heart of the home, and the convenience of both a ground floor shower room and first floor bathroom. Ample storage is provided throughout, while upstairs the bedrooms enjoy pleasant aspects and built-in cupboards. Externally, the property benefits from a mature and private garden with a variety of shrubs, trees, and lawned areas, alongside a detached garage and useful outbuildings including a greenhouse, sheds, and wood store. Combining space, character, and scope for improvement, this is a home with significant potential in a peaceful and desirable setting.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



Key Features

- Spacious and well-proportioned home offering excellent potential, requiring some modernisation
- Two-bedrooms
- Bright lounge with feature stone fireplace and multi-fuel stove
- Open-plan dining room and kitchen
- Ground floor shower room and first floor family bathroom
- Generous storage throughout, including understairs and eaves space
- Mature, private garden with shrubs, trees, lawn, and vegetable plots
- Detached garage with electric shutter door
- Peaceful coastal village location



GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.60m x 0.85m

A welcoming entrance with hardwood storm doors and tiled flooring. A built-in cupboard houses the electric meter, while a hardwood glazed door with side panel leads through to the main hall.

Hall

An L-shaped hall providing access to all ground floor accommodation, featuring a built-in storage cupboard, understairs storage, staircase to the first floor, and radiator.

Lounge – 6.90m x 4.80m

A bright and spacious principal living area, enhanced by a picturesque north-facing window and two additional east-facing windows. A feature stone fireplace with inset multi-fuel stove creates a cosy focal point, complemented by three radiators.

Shower Room – 2.12m x 1.60m

Stylishly finished with partial wet wall panelling and tiling, fitted with a white suite comprising WC, countertop wash-hand basin with storage below, and a corner shower cubicle with electric shower. Heated towel radiator.

Dining Room – 4.63m x 2.75m

Open-plan with the kitchen, this space is ideal for entertaining and family dining. A hardwood glazed door provides access to the rear porch. Two radiators.



Kitchen – 4.05m x 2.88m

Enjoying west and south-facing aspects, the kitchen is fitted with a range of wall and floor units, ample worktops, tiled splashbacks, and a 1½ bowl stainless-steel sink. Integrated appliances include a gas hob with extractor fan, eye-level grill and oven. There is space and plumbing/connections for a washing machine and space for tumble dryer, along with a wall-mounted gas combi boiler. The kitchen offers scope for modernisation.

Rear Porch – 2.42m x 1.15m

A useful additional space with south and east-facing windows, tiled flooring, and a hardwood glazed door leading out to the garden. Includes a shelved storage cupboard beneath the window.



**FIRST FLOOR
ACCOMMODATION**

Landing

A bright landing area with Velux window, built-in shelving, linen cupboard, and hatch access to the attic storage space.

Bedroom 1 – 4.80m x 3.65m

A well-proportioned double bedroom with north-facing window, built-in shelved and hanging cupboard, eaves storage, and radiator.



Bedroom 2 – 3.64m x 3.54m

A further comfortable double bedroom with south-facing window, walk-in shelved and hanging cupboard, eaves storage, and radiator.

Bathroom – 2.78m x 1.80m

Partially tiled and fitted with a suite comprising WC, wash-hand basin, and bath with mixer shower. Heated towel radiator.



GARDEN

The property is complemented by a mature and private garden, featuring a variety of flowering shrubs, ornamental trees, vegetable plots, and lawned areas, providing colour and interest throughout the year.

OUTBUILDINGS

Detached garage with electric shutter door

Greenhouse

Two garden sheds

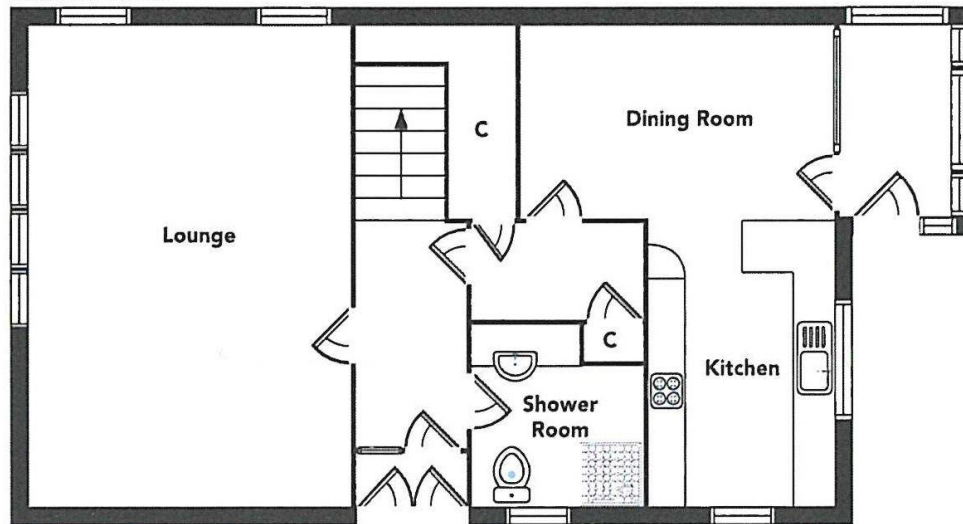
Wood store

SERVICES

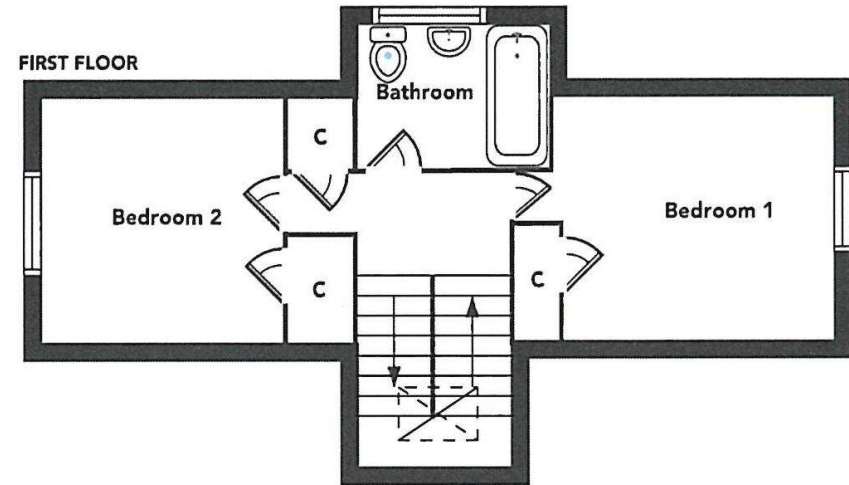
Mains supplies of water, LPG and electricity. The property is connected to the mains drainage system.



GROUND FLOOR



FIRST FLOOR



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.