



15 Rosie's Brae, Isle Of Whithorn

Newton Stewart, DG8 8LT

Offers Over £210,000 are invited.

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The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, lying on the coast north east of Burrow Head, about three miles from Whithorn and about thirteen miles south of Wigtown in Dumfries and Galloway. Whithorn, is a former royal burgh in Wigtownshire, Dumfries and Galloway, with which Isle of Whithorn is frequently incorrectly amalgamated or confused. 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 Isle of Whithorn is where there are further facilities for boating and sea fishing as well as benefitting from a hotel/restaurant.

- Spacious detached bungalow
- Two bedrooms
- Generous sized garage
- Sat on a generous sized plot
- Spacious garden grounds
- Stunning coastal views
- Well sought after location
- Generous off road parking
- Spacious garage



This spacious two bedroom detached bungalow presents a fantastic opportunity to acquire a home in a highly sought after coastal location. Set on a generous sized plot, the property offers comfortable and flexible living accommodation ideal for a variety of buyers. The bungalow features two well proportioned bedrooms, a bright and airy living area, and a functional kitchen, all complemented by large windows that showcase the stunning coastal views. A generous sized garage provides excellent storage or secure parking, while the overall layout of the property ensures a practical and welcoming environment. With its enviable position and generous proportions, this home is perfectly suited for those seeking a peaceful retreat with easy access to local amenities and transport links.

The outside space is a true highlight of this property, offering generous sized garden grounds to both the front and rear. To the front, a large tarmac driveway provides ample off road parking for multiple vehicles, complemented by a concrete paved pathway and attractive planting and gravel borders that enhance the kerb appeal. The rear garden features a spacious maintained lawn, bordered by mature hedging and timber fencing for privacy, with a concrete paved pathway and steps leading down to the lawn. An elevated position allows for breath taking coastal views. Additional benefits include a detached timber shed for further storage and a generous sized garage, ensuring all practical needs are met. This impressive outdoor space offers endless potential for gardening, recreation, or simply enjoying the beautiful surroundings.



Entrance Porch

Front entrance to property via timber framed glazed panel door as well as timber framed glazed panelling allowing natural light giving access to spacious front porch leading to hallway.

Hallway

Giving access to full living accommodation with generous built in storage and electric storage heater.

Bedroom

11' 7" x 10' 8" (3.53m x 3.26m)

Bright and spacious double bedroom to front of property with timber framed double glazed window to front as well as generous built in storage and electric storage heater.

Bedroom

10' 8" x 10' 8" (3.26m x 3.25m)

Generous sized double bedroom to rear of property with timber framed double glazed window providing a rear outlook with stunning coastal views as well as generous built in storage and electric storage heater.

Shower Room

6' 11" x 5' 6" (2.10m x 1.67m)

To the rear of the property, a well proportioned shower room comprising of walk in shower cubicle with electric shower and splash panel boarding as well as separate toilet and corner sink. Double glazed window to rear.

Lounge

15' 3" x 11' 5" (4.66m x 3.48m)

Bright and spacious lounge with large timber framed double glazed window to front as well as feature electric fire and storage heater. TV point as well as access to rear kitchen.



Kitchen

12' 0" x 7' 8" (3.65m x 2.34m)

Generous sized kitchen to the rear accessed off of lounge, fully fitted with both floor and wall mounted units. Comprising of an integrated electric fan oven and grill as well as ceramic hob, stainless steel sink with mixer tap and plumbing for washing machine. Large timber framed double glazed window providing rear coastal views as well as built in storage and rear outside access to garden grounds.

Rear Garden

Generous sized garden grounds to the rear comprising of concrete paved pathway and steps leading down to spacious maintained lawn surrounded by border hedging and timber fencing. Detached timber shed as well as elevated coastal views.

Front Garden

Generous sized garden grounds to front of property benefitting from large tarmac driveway as well as concrete paved pathway as well as both planting and gravel borders.

DRIVEWAY

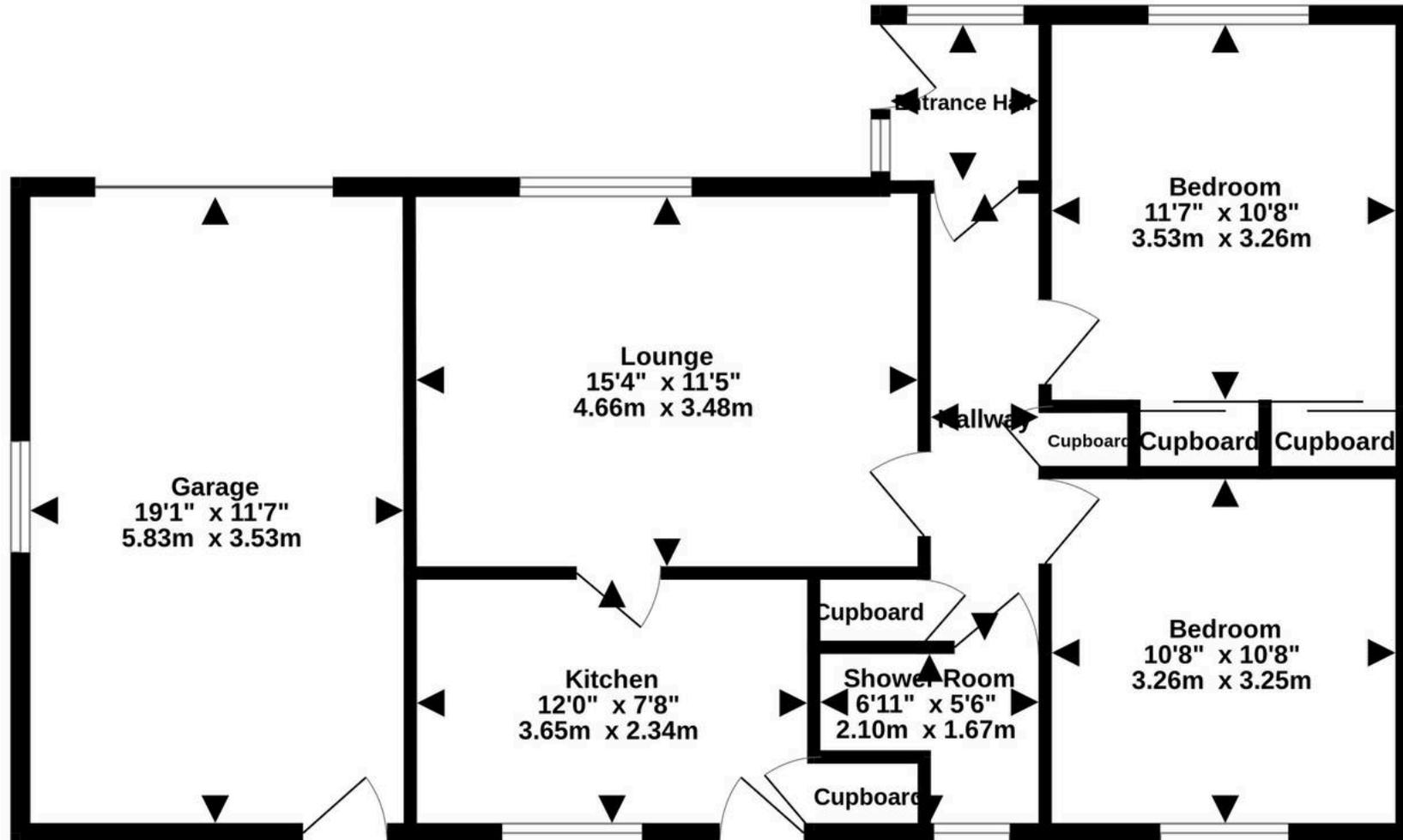
3 Parking Spaces

Large tarmac driveway allowing for generous off road parking for multiple vehicles.





Ground Floor
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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. Other items may be available through separate negotiation.

COUNCIL TAX D EPC RATING TBD

SERVICES

Mains electricity, water & drainage. Electric storage heaters.

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

