



23-27 High Street, Whithorn

Newton Stewart, DG8 8QE

Offers Over **£135,000** are invited

23-27 High Street

Whithorn, Newton Stewart

Whithorn is Scotland's oldest recorded Christian settlement and a popular town in the Machars area of Dumfries and Galloway. The town provides a range of everyday amenities including local shops, cafés, a primary school, medical practice and community facilities. The surrounding area is well known for its attractive coastline, beaches and countryside, offering excellent opportunities for walking, cycling and other outdoor pursuits. The larger towns of Newton Stewart and Stranraer are within easy driving distance, providing a wider selection of supermarkets, secondary schooling and leisure facilities. Whithorn combines the convenience of a thriving local community with easy access to some of the most scenic parts of south-west Scotland.

- Traditional terraced cottage-style property
- Four bedrooms
- Spacious lounge with feature wood burning stove
- Large conservatory/ garden room
- Kitchen with adjoining dining area
- Ground floor shower room
- Generous principle bedroom with countryside views
- Enclosed, low maintenance rear garden with patio and lawn
- Oil fired central heating and full UPVC double glazing
- Convenient location within walking distance to all local amenities



Situated on the High Street in Whithorn, this traditional terraced cottage-style property offers spacious and adaptable accommodation extending over two levels.

The ground floor comprises an entrance hall, a comfortable lounge, a kitchen with adjoining dining area and a large conservatory to the rear which provides additional living space overlooking the garden. Also on the ground floor is a double bedroom and a modern shower room, making the layout suitable for those requiring ground floor accommodation.

The first floor provides three further bedrooms, including a spacious principal bedroom enjoying attractive open views across the surrounding countryside. A second shower room serves the upper floor, providing practical accommodation for family living.

Externally, the enclosed rear garden has been designed for ease of maintenance, incorporating a paved patio, lawn and gravelled areas together with a timber garden shed. The rear of the property enjoys an open outlook across neighbouring countryside, offering a pleasant setting to the outside space.

The property benefits from double glazing together with oil-fired central heating (subject to confirmation) and is conveniently positioned within easy walking distance of Whithorn's local amenities.



Hallway

Front entrance leading into spacious hallway providing access to full living accommodation with built in under stairs storage as well as stairs leading to upper level accommodation.

Bedroom

11' 10" x 10' 4" (3.61m x 3.14m)

A well proportioned ground floor double bedroom to front of property with front facing double glazed window allowing for natural as well as generous built in storage.

Dining Area

11' 10" x 10' 5" (3.61m x 3.18m)

A well-proportioned dining room offering ample space for a family dining table and additional freestanding furniture. A front-facing window provides good natural light, while the open access to the kitchen creates a practical layout for day-to-day living. Finished with laminate flooring, decorative coving and a radiator.

Kitchen

10' 5" x 9' 11" (3.18m x 3.02m)

A fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink with drainer. Integrated appliances include a double electric oven and ceramic hob with extractor hood above, with further space provided for additional white goods and small appliances. The room benefits from laminate flooring, tiled splashbacks and ample worktop space, while the open-plan layout flows naturally into the adjoining dining room. A doorway to the rear provides access to the rear conservatory.





Lounge

21' 9" x 13' 4" (6.63m x 4.07m)

A generously proportioned lounge offering ample space for a range of lounge furniture. The room benefits from dual-aspect natural light with a window to the front and French doors providing direct access to the rear conservatory leading to the garden and patio. A timber fireplace with inset multi-fuel stove creates an attractive focal point, while decorative wall panelling and neutral décor complete the space. Access is provided directly from the dining room.

Conservatory

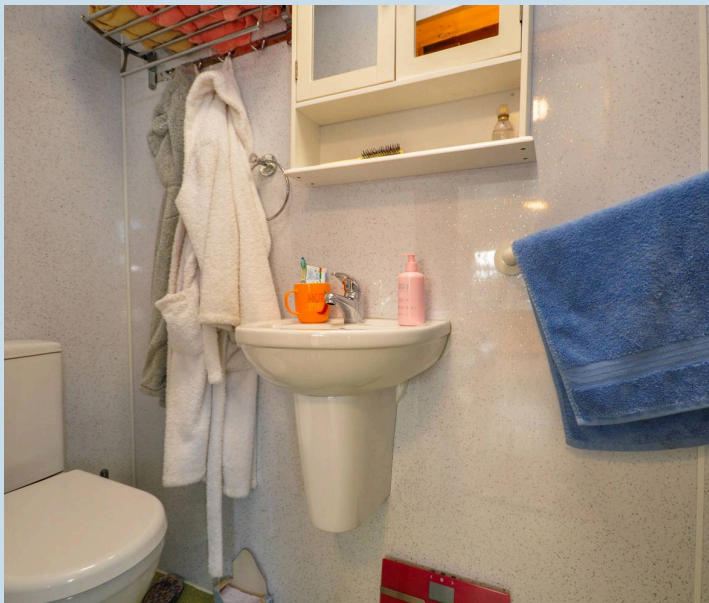
18' 8" x 8' 3" (5.70m x 2.52m)

A spacious conservatory providing additional reception space with room for a variety of seating arrangements. Surrounded by large windows which maximise natural light and provide views over the garden, the room also benefits from glazed double doors giving direct access outside. An ideal space to enjoy throughout the year, linking the house with the rear garden. Access to rear shower room also.

Shower Room

8' 3" x 2' 11" (2.52m x 0.90m)

A practical wet room style ground floor shower room fitted with a WC, pedestal wash hand basin and a walk-in shower with mains shower. The room is finished with easy-maintenance wall panelling and includes wall-mounted storage, making it a useful addition to the ground floor accommodation.



Bedroom

18' 2" x 11' 8" (5.53m x 3.55m)

A spacious double bedroom located on the upper floor, offering generous floor space with room for a double bed and additional freestanding furniture. The room benefits from dual rooflight and dormer-style windows providing good levels of natural light, while the sloping ceilings add character. A versatile room suitable as a principal bedroom or guest accommodation.

Shower Room

9' 9" x 6' 9" (2.97m x 2.07m)

A generously proportioned upper floor shower room fitted with a three-piece white suite comprising WC, wash hand basin and a large enclosed shower cubicle with electric shower. The room benefits from a side-facing window providing natural light and ventilation, while the timber-lined ceiling adds character. There is also useful fitted storage and space for additional bathroom furniture if required.

Bedroom

11' 10" x 8' 2" (3.60m x 2.48m)

A single bedroom with a front-facing window providing natural light. The room features a recessed sleeping area beneath the sloping ceiling, creating a practical layout while leaving space for a bedside cabinet and additional furniture. Suitable as a child's bedroom, guest room or home office.

Bedroom

21' 9" x 13' 11" (6.63m x 4.24m)

A spacious double bedroom occupying the upper floor, offering generous floor space and a pleasant outlook across the surrounding countryside. The room provides ample space for a king-size bed and additional bedroom furniture, with fitted storage built into the eaves making good use of the available space. The sloping ceilings add character while still allowing for a practical layout. From the window there are far-reaching views over the surrounding countryside, providing an attractive outlook and a real feature of the room.

Rear Garden

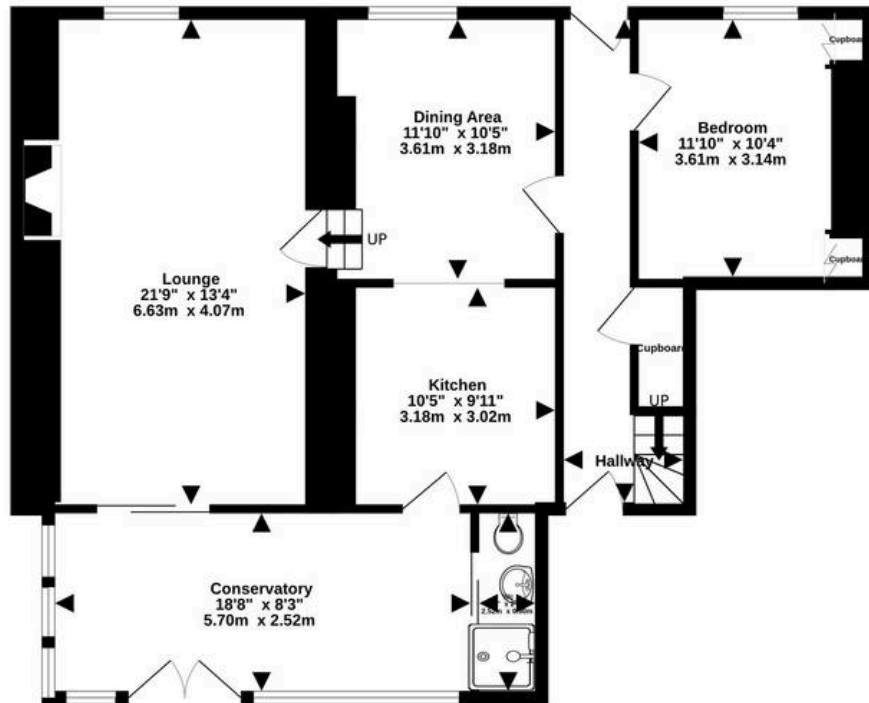
The property benefits from an enclosed, low-maintenance rear garden comprising a paved patio, a small lawn and gravelled areas, providing space for outdoor seating and potted planting. A timber garden shed offers useful external storage, while the garden enjoys an open outlook over the surrounding countryside. The outside space is well suited to day-to-day use and requires minimal upkeep.

On street – 1 Parking Space

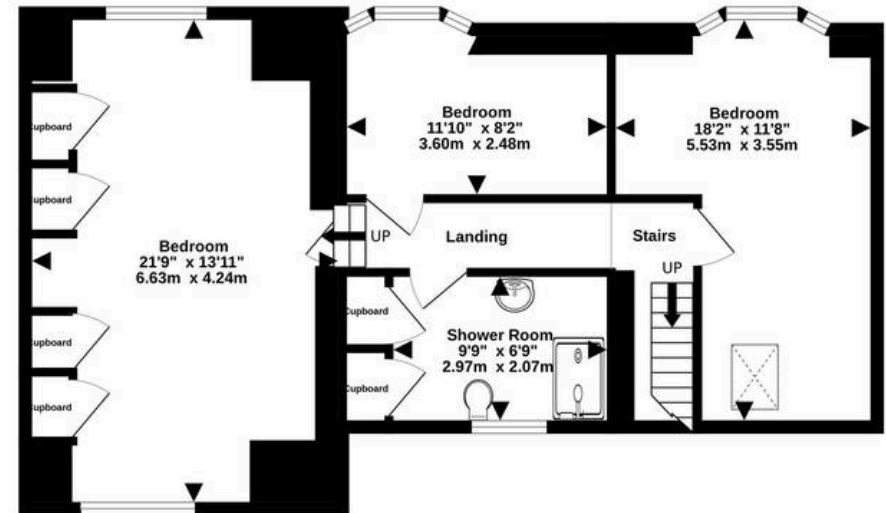




Ground Floor
853 sq.ft. (79.2 sq.m.) approx.



1st Floor
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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 throughout.

COUNCIL TAX Band A

EPC RATING: D(57)

SERVICES Mains water, drainage and electricity. Oil fired central heating.

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.

