



5 Ninians Landing Harbour Row, Isle Of Whithorn

Newton Stewart, DG8 8LL

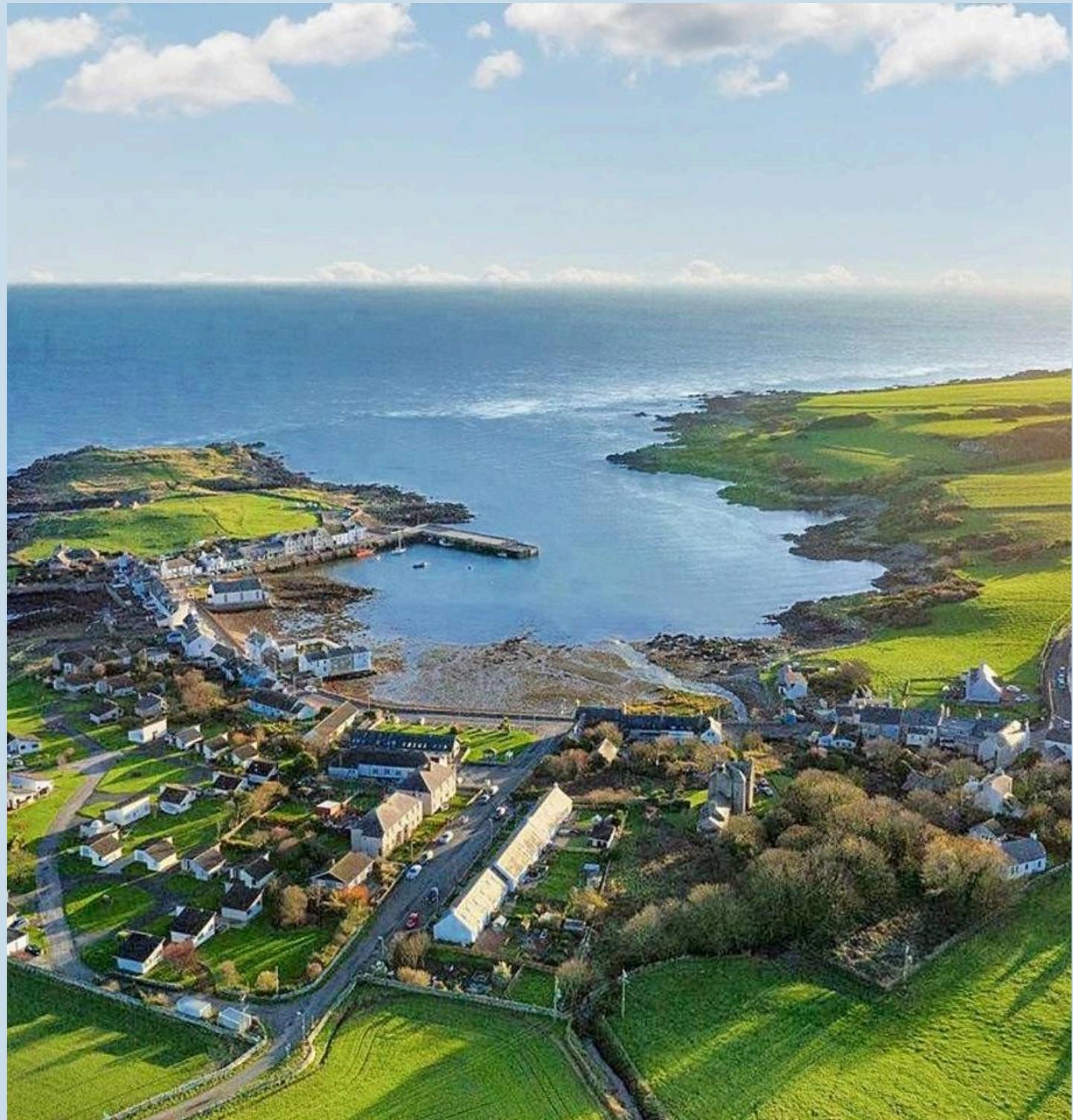
Offers Over £139,995 are invited.

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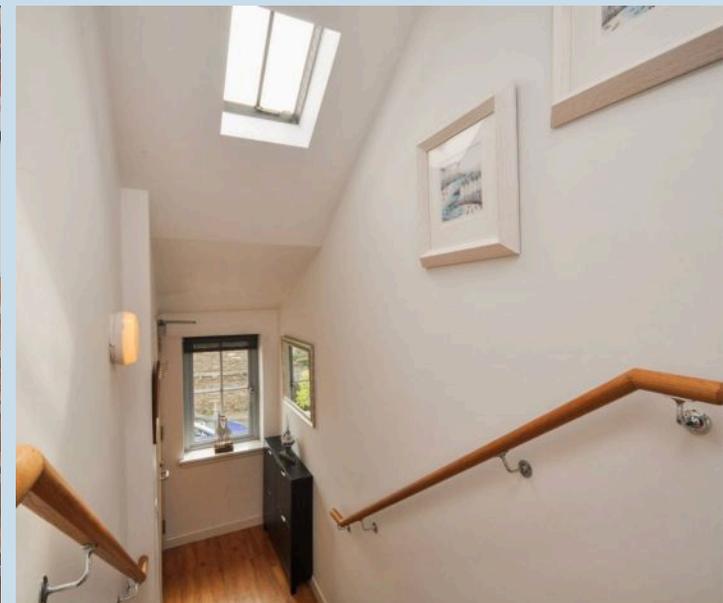
The Isle of Whithorn itself is a charming village settled around a natural, working harbour. Local amenities include a hotel, bowling green and village hall. Most other facilities are to be found in the neighbouring village of Whithorn including general practice healthcare, a primary school and a further range of shops. Other centres located close by include Wigtown, Scotland's National Book town and Newton Stewart, a bustling market town with hospital, secondary school, cinema and supermarkets. The larger conurbations of Stranraer and Dumfries lie within easy driving distance. There are also numerous sites of historical interest within the area and access to a full range of outdoor pursuits including walking, bird watching, fishing and excellent golf courses.

- Walk in condition
- Well sought after location
- Stunning views over the harbour and beyond
- Local amenities within a short walking distance.
- Fully double glazed
- Reserved parking
- Ideal holiday home investment
- Two double bedrooms
- Spacious accommodation
- EV Charging point



They say Location is everything – and this 2 bedroom flat – purpose built in 2010 – has it in spades, with uninterrupted harbour views to the front and the Scottish and English sides of the Solway coast to the rear. A dedicated parking space with exclusive use Electric Car charge point makes access simple. High speed fibre broadband makes the property ideal for those who wish to work from home. Alternatively, its lock up and leave nature makes it your ideal holiday home, or, capable of sleeping 6 people, it could be used for commercial holiday letting where you should be able to achieve £700 per week in the high season. With all external maintenance – including the roof – taken care of by way of a central maintenance fund, however you decide to use the property low running costs can be enjoyed. Whatever your plans, we highly recommend you visit this immaculately presented turn- key property – you'll not be disappointed.

Situated in a prime location, this immaculate 2-bedroom flat is presented in walk-in condition, boasting stunning views over the harbour and beyond. The property is ideal for those seeking a seaside retreat, with local amenities within a short walking distance. Situated on the harbour front, residents can enjoy the peaceful surroundings whilst still having access to nearby conveniences. The fully double glazed flat features two generously sized double bedrooms, providing ample space for comfortable living. The spacious accommodation exudes a sense of modern elegance, making it the perfect investment for holiday home or full time living. Fibre broadband makes it an ideal work from home location.

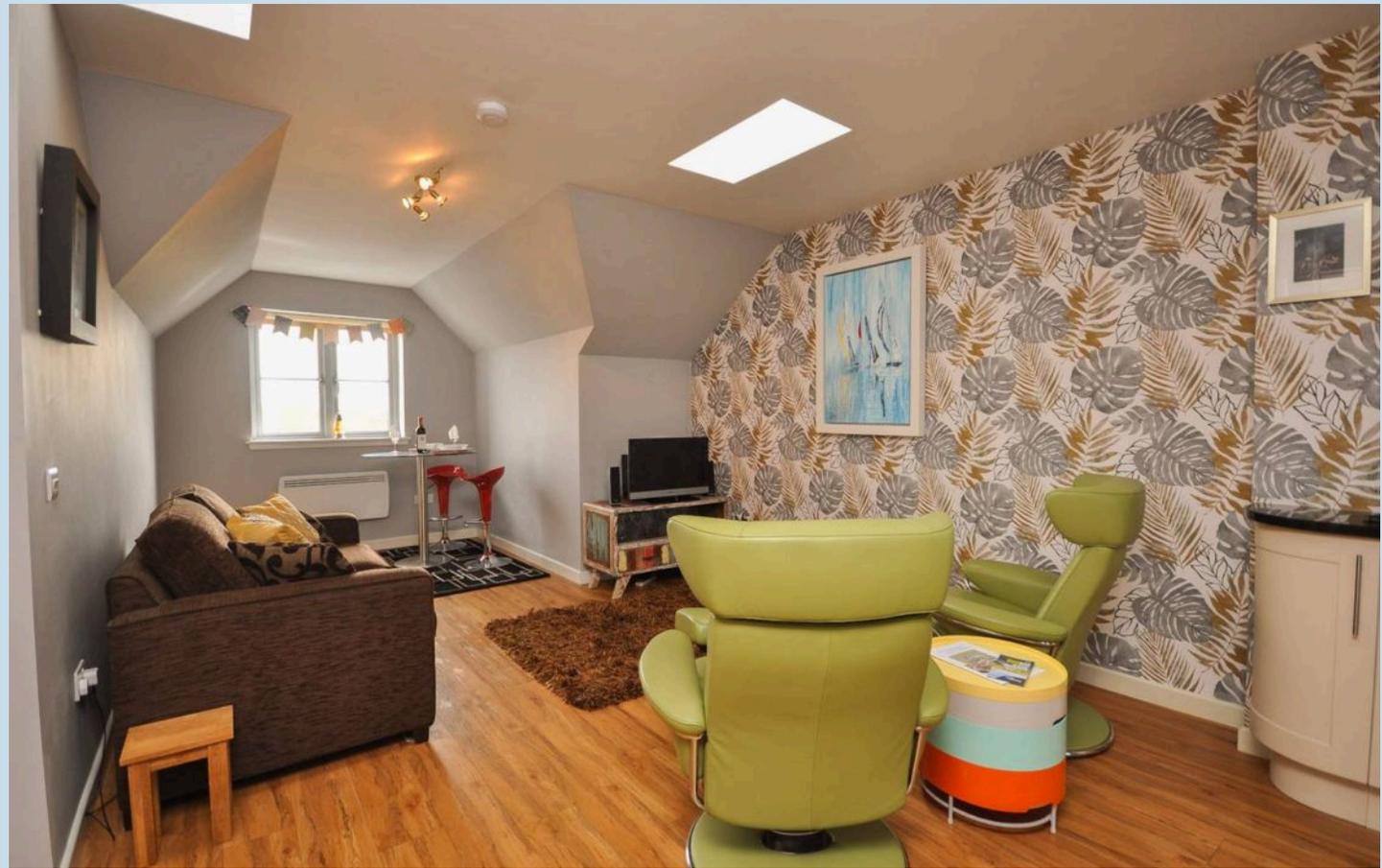


The outdoor space of this property is equally impressive, enhancing the overall appeal of the residence. A private parking area to the rear of the property provides space for one vehicle allocated to this unit. Residents can also take advantage of the communal sitting area, ideal for relaxing and socialising with neighbours. For those with electric vehicles, the property boasts its own EV charging point, a thoughtful feature that adds to the property's modern charm which can also be isolated within the property to prevent unauthorised use. Whether unwinding in the serene surroundings or exploring the vibrant local community, this property offers a harmonious blend of comfort and convenience. Don't miss this opportunity to own a piece of paradise with this exceptional property.

Allocated parking

1 Parking Space

Private parking to the rear of the property having space for one vehicle allocated to this property. Communal sitting area to the rear as well as the added benefit of the property having its own EV charging point for those with an electric vehicle. It is to be noted that the EV point is isolatable from within the flat to prevent unauthorised use.



Landing

Communal landing with stairs leading to property entrance with split level hallway. Double glazed window and Velux window for natural light. Access to full living accommodation as well as wall mounted phone for entry system.

Dining Kitchen/ Lounge

29' 9" x 14' 9" (9.06m x 4.50m)

Open plan dining kitchen with lounge area to the rear, fully fitted with both floor and wall mounted units. Kitchen area comprises of integrated electric fan oven with induction hob and built in extractor. Stainless steel sink with mixer tap as well as under counter fridge. Double glazed window to the front providing front outlook over the harbour & beyond. Towards the rear, open plan lounge area with 2 x Velux windows as well as rear double glazed window making a bright and open reception space. Electric storage heater as well as BT phone socket and TV point.

Bathroom

7' 4" x 6' 6" (2.23m x 1.98m)

Generous sized bathroom with electric pressure shower over bath. Separate toilet and WHB as well as splash panel boarding and electric heater. Velux window to allow for natural light. Modern fixtures and fittings.

Master bedroom

13' 11" x 11' 8" (4.25m x 3.55m)

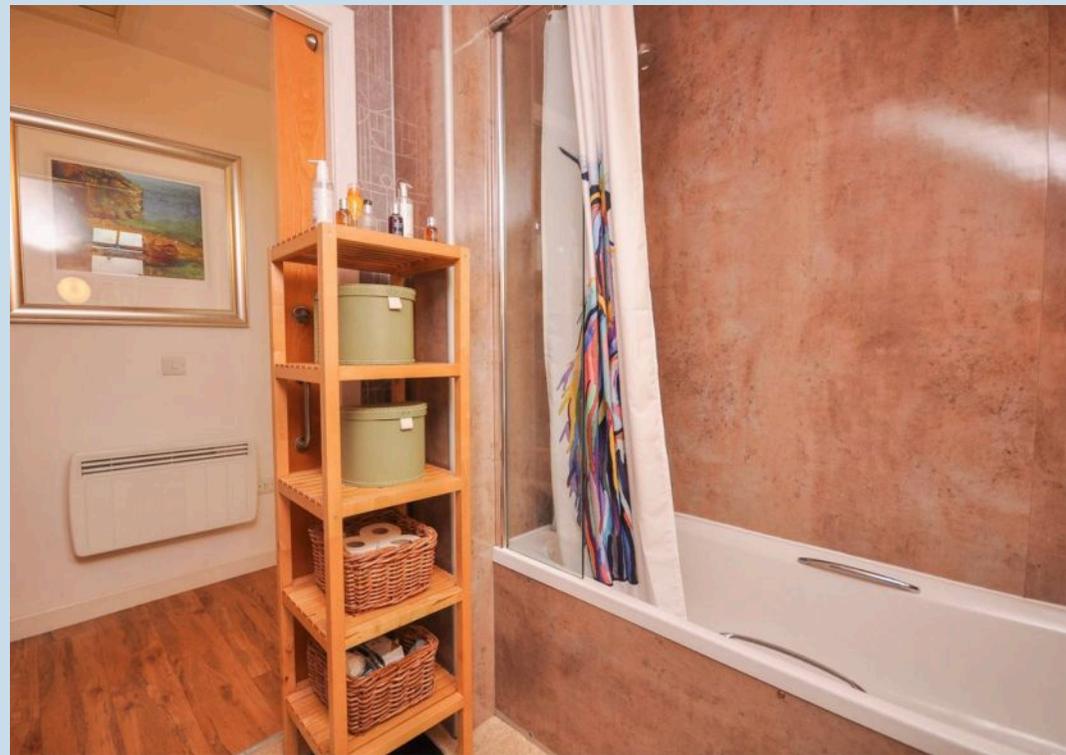
To the front of the property, a spacious double bedroom with electric heater and double glazed window to the front providing a front outlook over the harbour and beyond. Generous built in storage also.

Bedroom

15' 9" x 9' 6" (4.81m x 2.89m)

To the rear of the property, a spacious double bedroom, currently used as another reception space, with electric heater and double glazed window to the rear providing an outlook over the sea and beyond. Generous built in storage as well as lockable door into bedroom to restrict access if required.

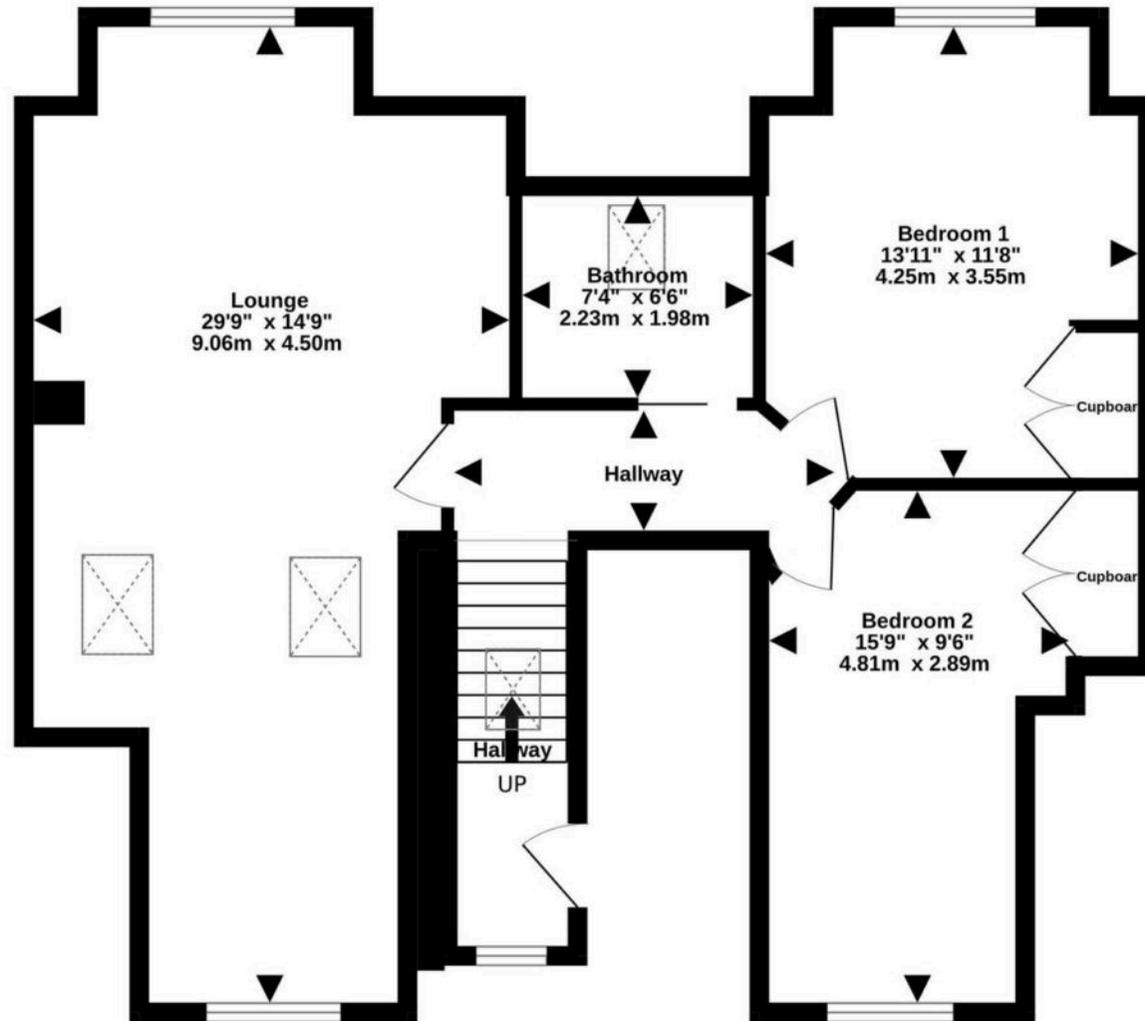








Ground Floor
772 sq.ft. (71.7 sq.m.) approx.



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 C EPC RATING C - 70

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.

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

