



5 Ninians Landing Harbour Row, Isle Of Whithorn

Newton Stewart

Offers Over £150,000



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Isle Of Whithorn, Newton Stewart

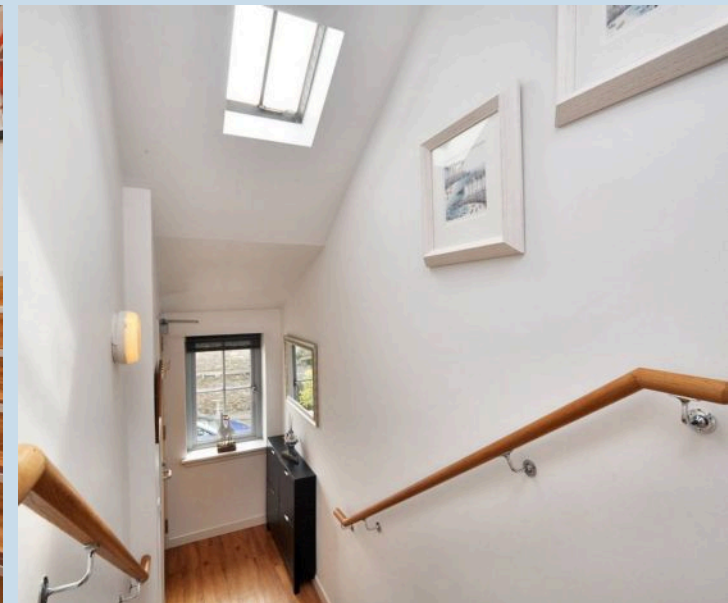
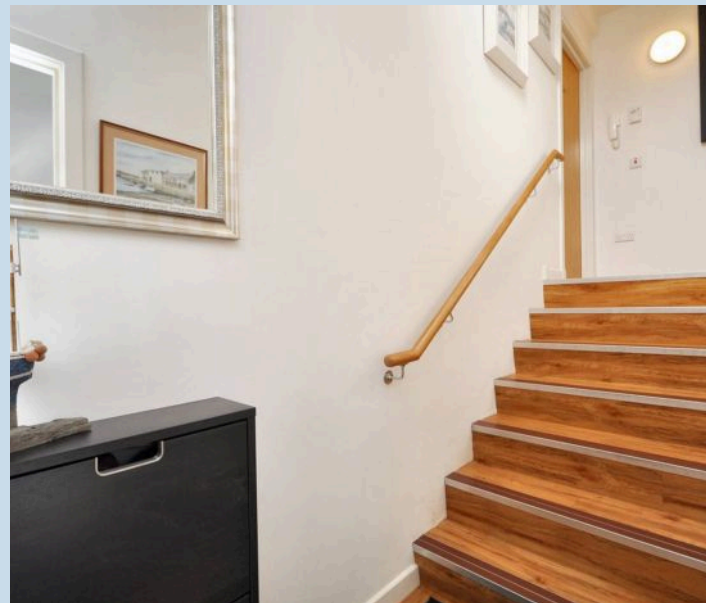
The Isle of Whithorn itself is a charming village settled around a natural, working harbour. Local amenities include a hotel, bowling green and village hall. Most other facilities are to be found in the neighbouring village of Whithorn including general practice healthcare, a primary school and a further 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. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 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



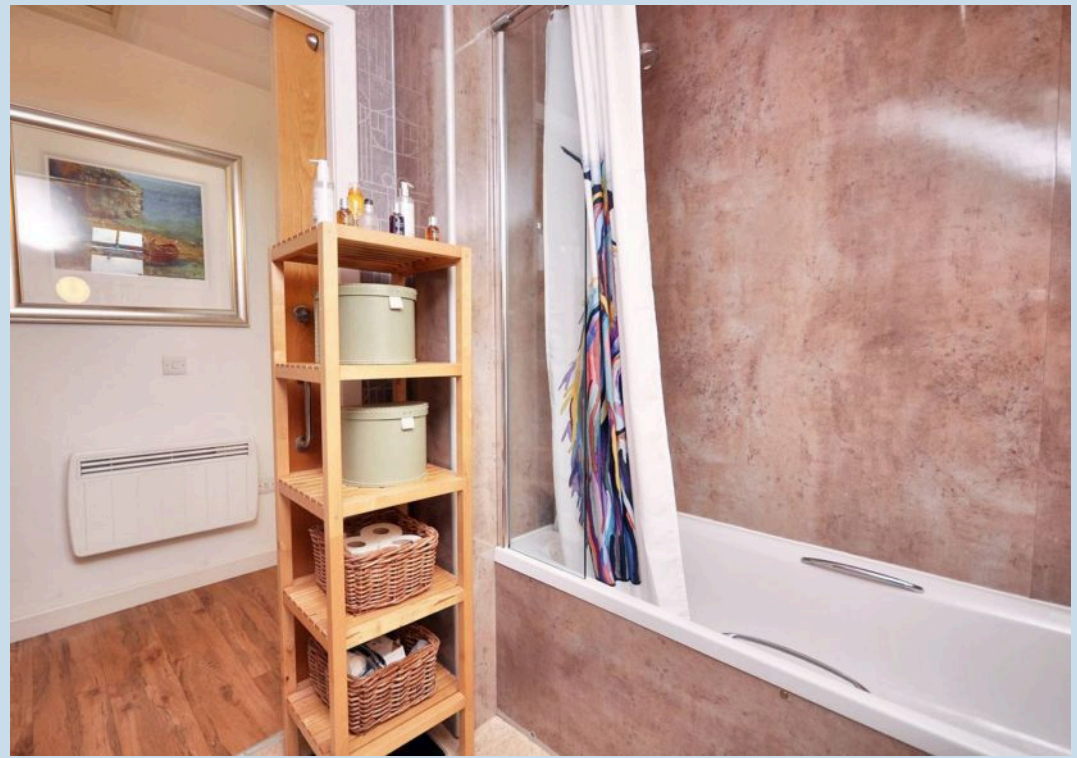




Situated in a prime location, this immaculate 2-bedroom flat is presented in walk-in condition, boasting stunning views over the harbour and beyond. The property is ideal for those seeking a seaside retreat, with local amenities within a short walking distance. Situated on the harbour front, residents 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. 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.





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

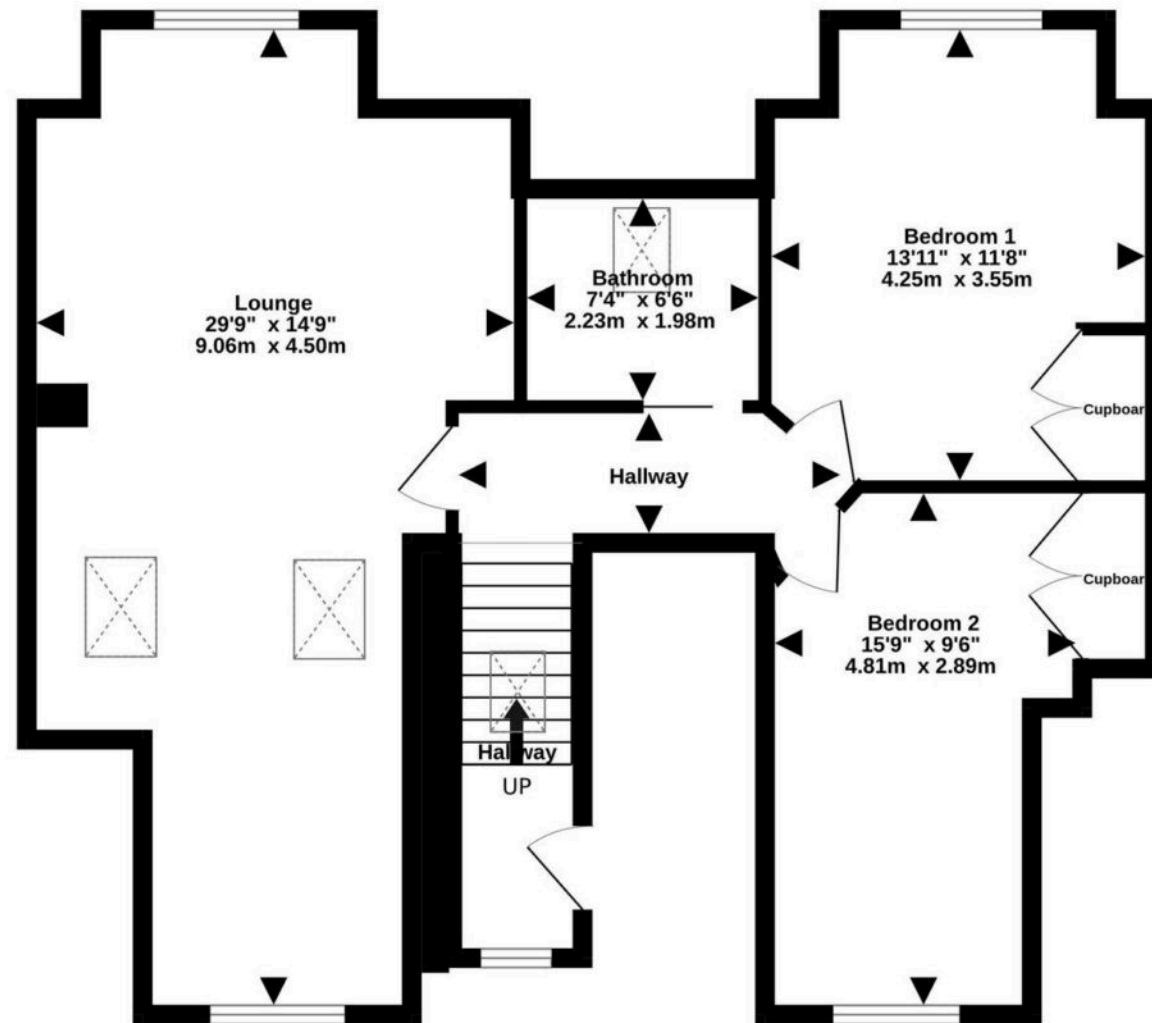
15' 9" x 9' 6" (4.81m x 2.89m)

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.





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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.

