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54 St John Street
Whithorn
Newton Stewart
DG8 8PF

Located within the historic village of Whithorn, an opportunity arises to acquire a spacious terraced family home providing generous accommodation over three levels. In excellent condition, this property benefits from bright décor throughout having undergone a recent programme of modernisation. Also benefitting from four generous sized bedrooms with an upper lounge (which could be used as a potential fifth bedroom), this house is ideally suited as a full time family residence. There is easy access to a large attic store space on the top level. Off road parking and a detached garage can be located to the rear as well as a large easily maintained garden ground (west facing).

HALLWAY, KITCHEN/ DINING AREA, UTILITY ROOM, LOUGE (UPSTAIRS), BATHROOM, 4 BEDROOMS (1 ENSUITE), ATTIC SPACE, DETACHED GARAGE, ENCLOSED GARDEN

Offers Over: £169,995 are invited

Occupying a convenient location within the historic village of Whithorn, this is a well presented, spacious, mid terraced townhouse, bosting generous accommodation over three floors.

The property, which is in excellent condition throughout, currently benefits from oil fired central heating and fully installed uPVC D.G. Of traditional construction under a slate roof with flat roof extension to the rear, this property would be an ideal family home.

Providing generous accommodation over three floors, we have an open plan kitchen/ dining area with a spacious utility room allowing access to a spacious garden area to the rear. Upper levels comprising of four bedrooms (one of which is ensuite) with the potential of a fifth as well as a large sized bathroom . The top level provides easy access to a large attic room providing ample storage space.

There is a large enclosed area of maintained garden ground to the rear which has been fully landscaped providing access to a detached garage. Off road parking can be found to the rear of the property also.

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 and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel, chemists and general practice healthcare.

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well known Book Town of Wigtown is only 8 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (30 miles).

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.

Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.

Disclaimer: Misrepresentation Act 1967
The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

The Property Ombudsman

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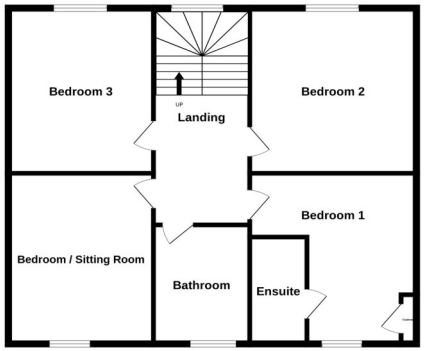
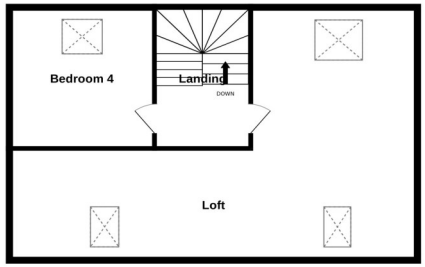
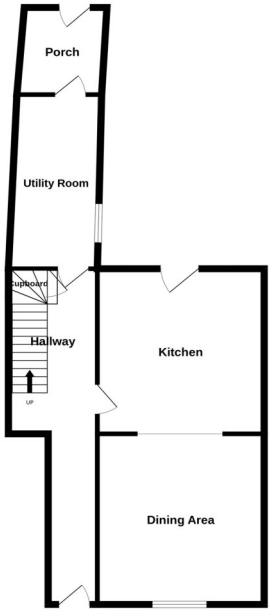
1st Floor
956 sq.ft. (88.8 sq.m.) approx.



2nd Floor
721 sq.ft. (67.0 sq.m.) approx.



Ground Floor
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2385 sq.ft. (221.6 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 vendor will include the fitted floor coverings and blinds throughout.

COUNCIL TAX - **Band B (£1,428.89 for 22/23 to include water and drainage)**

EPC Rating F

SERVICES
Mains

VIEWING ARRANGEMENTS
Through the selling agents, Galloway & Ayrshire Properties Limited 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.

PRICE
On application to the selling agents.

ROOM SIZES (approx.)

Kitchen/ Dining Area: 8m x 3.40m
Utility: 4.67m x 1.98m
Rear Porch: 1.93m x 2.77m
Master Bedroom: 4.57m x 3.57m
Bedroom 2: 4.35m x 3.63m
Bedroom 3: 3.37m x 3.68m
Lounge: 3.37 x 4.27m
Bathroom: 3.03m x 2.12m
Bedroom 4: 3.26m x 2.94m
Attic Space: 6.12m x 11.35m

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