



99 George Street, Whithorn
DG8 8PZ



Generous sized, terraced town house situated in a convenient location in excellent condition through out.

Offers Over - £195,000 are invited

99 George Street, Whithorn, DG8 8PZ



2



5



1

Key Features:

Traditional stone mid-terrace House

Category C Listed

Modern, spacious family accommodation

Woodburning stove

Hardwood flooring

Modern electric heating

Large rear Garden

Outbuilding for development

Contents by separate negotiation





Property description - Ground floor

Entrance Hall

1.21 x 3.05m with solid timber door and fanlight. Consumer unit, meters, cloak rail, painted panelling to dado level, coir mat and tiled floor. Glass panel door to

Inner Hall

with painted timber floor, radiator, carpeted stairs with open balustrade to the upper levels. Power point, smoke alarm, ceiling light, under stair storage cupboard

Back Hall

with UPVC door leading to the rear garden, wall shelving and glass panel door to the kitchen

Sitting room

5.1 x 3.66m with hardwood floor, two front windows with working shutters, fire recess with Dowling stove on hearth, radiator, ceiling light, smoke and heat detection, television connections. Open through to

Dining room

3.95 x 3.22m with rear sash and case window, 2 shelved recesses, painted panelled wall, hardwood floor, Power points, radiator, suspended triple light. Access from the dining room to

Kitchen

4.61 x 3.15m with side DG window, side DG door, rear DG door, painted stone feature wall, all the units in the kitchen with the exception of the stainless steel sink unit are removable and not included as fixtures.. The sink unit has a deep sink and drainer with mixer tap. Plumbed for washing machine, laminate flooring, radiator, down lighters, smoke and heat detection Wall shelving



First Floor

Carpeted stairwell with split stair to rear and Attic levels. Built in under stair cupboard. Radiator, power point, ceiling light and smoke and heat detection.

Bedroom 3

1.84 x 3.94m front sash and case window with working shutters, built-in storage cupboard, timber floor, ceiling light, radiator, Power points

Bedroom 1

3.84 x 4.30m with two front sash and case windows with working shutters, shelved recess, painted timber panelled wall, Power points, modern radiator, ceiling light

Bathroom

3.34 x 3.05m beautiful luxury bathroom with freestanding rolltop bath on feet, traditional wash hand basin with stainless steel supports, WC. Single glazed rear window with Roman blind and deep sill, large side entry shower cubicle with sliding doors, direct shower, also useful large built-in storage cupboard with the hot water tank and expansion tank Painted timber floor, traditional chrome towel rail with radiator, ceiling light

Rear Stairs with small Hall, rear DG window and access to

Bedroom 2

3.42 x 4.28m a large double room with laminate flooring, rear and side DG windows, radiator, Power point, ceiling light.

Carpeted stairs to

Attic Level

smoke alarm and wall light, original metal skylight window open balustrade



Bedroom 4

3.29 x 3.97 down to 1.62m front single glaze sash bay windows and superb views to the coast, stripped and painted timber floor, ceiling light, eaves access, modern radiator, Power point. A good size double room with part coombed ceilings.

Bedroom 5

2.97 down to 1.84, 1.58 x 3.97m with a front single glazed bay window with super views, ceiling light, Power point, modern radiator. L shape with coombed ceilings.

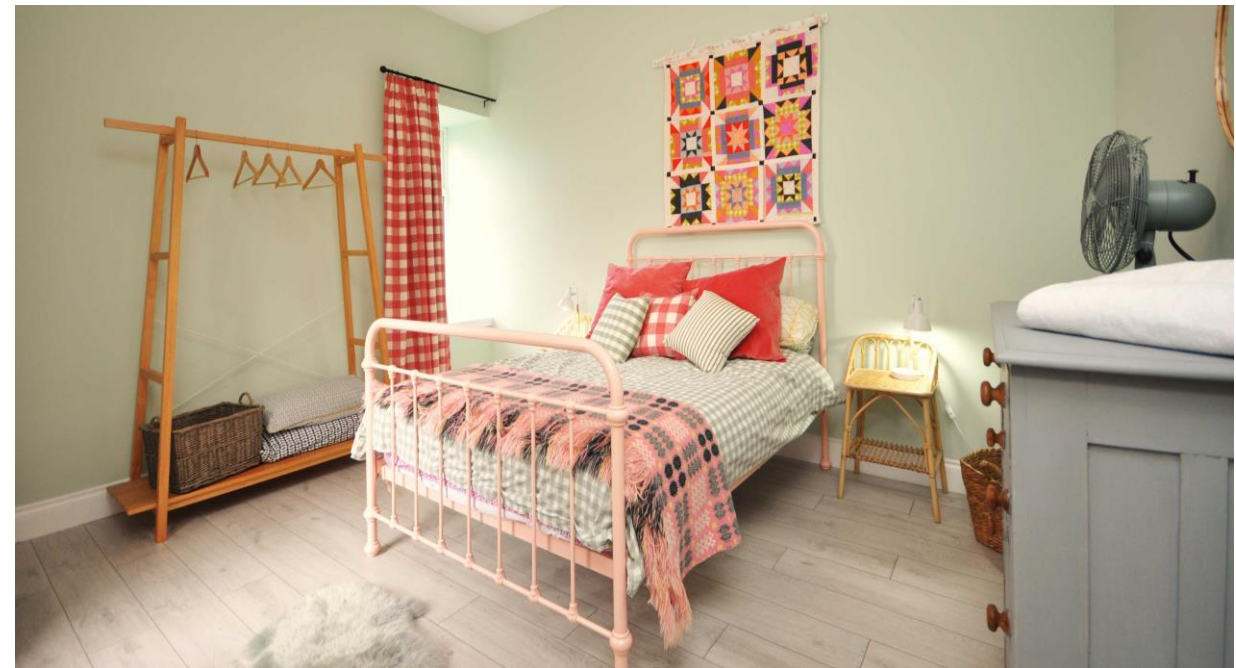
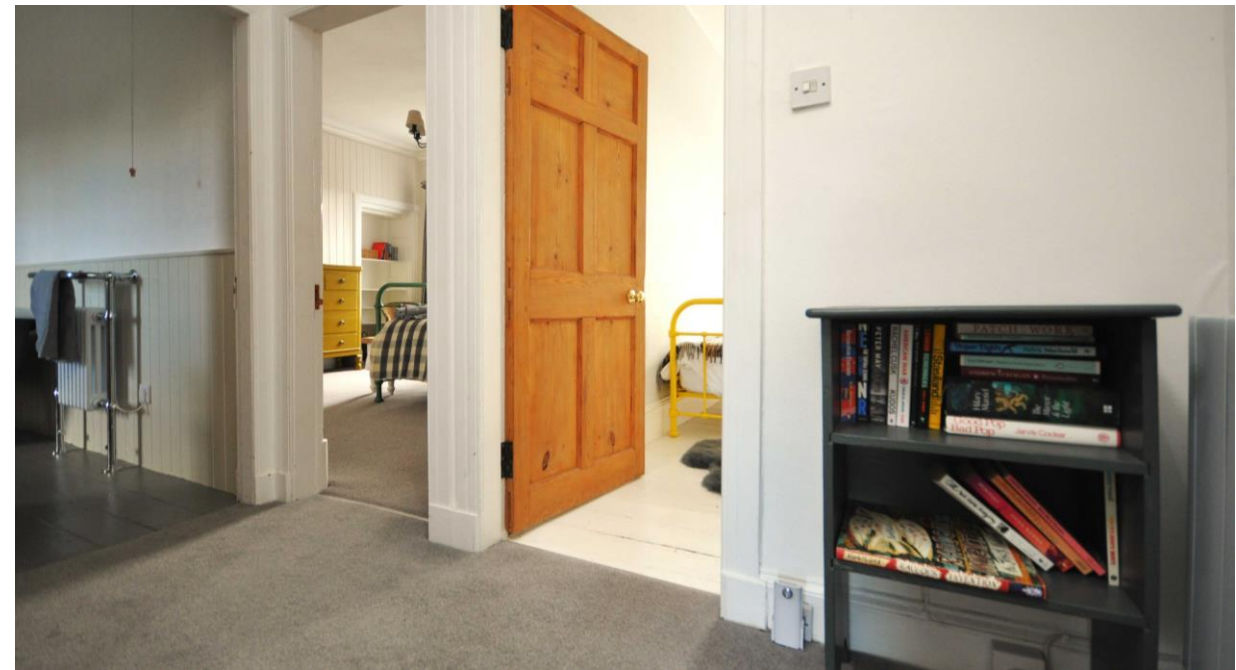
Garden Ground

At the rear, there is an extensive area of garden reached by concrete access from the house with outside lighting. The remains of a further stone building with potential for development. There is a small outside area accessed from the Kitchen side door which may have facilities for a WC.

The main area of garden has a timber shed, drying area, large concrete patio. Stone walls either side, a vegetable garden, concrete pathway, shrubs and trees with a wide range of plants. Brick wall area with hard standing. Five bar gate to the rear field.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout. The kitchen units with the exception of the sink are removable and these together with other items within the property are available by negotiation with the vendors.







COUNCIL TAX

Band A

EPC RATING

F 35

SERVICES

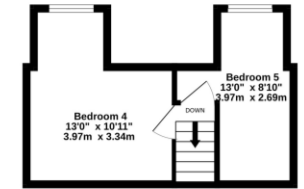
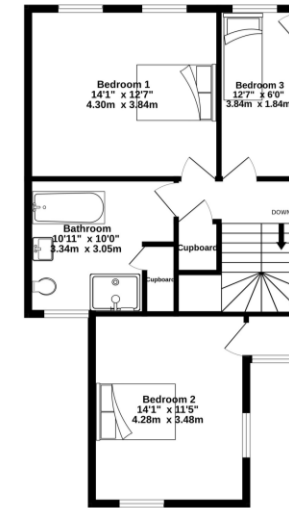
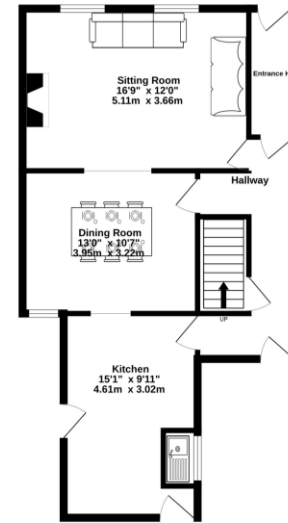
Mains water, drainage and electricity. Modern wall mounted electric radiators.

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.



TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx.