



28 George Street, Whithorn

Newton Stewart

Offers Over £200,000







# 28 George Street

Whithorn, Newton Stewart

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, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, 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. Both have hotel/restaurants. 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).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Spacious family home
- Generous accommodation
- Oil fired central heating
- Three double bedrooms
- Open plan kitchen/ dining space
- Large enclosed rear garden
- Off road parking with detached garage
- Rear outbuildings with mains power
- Rear vehicular access
- Conveniently located











## 28 George Street

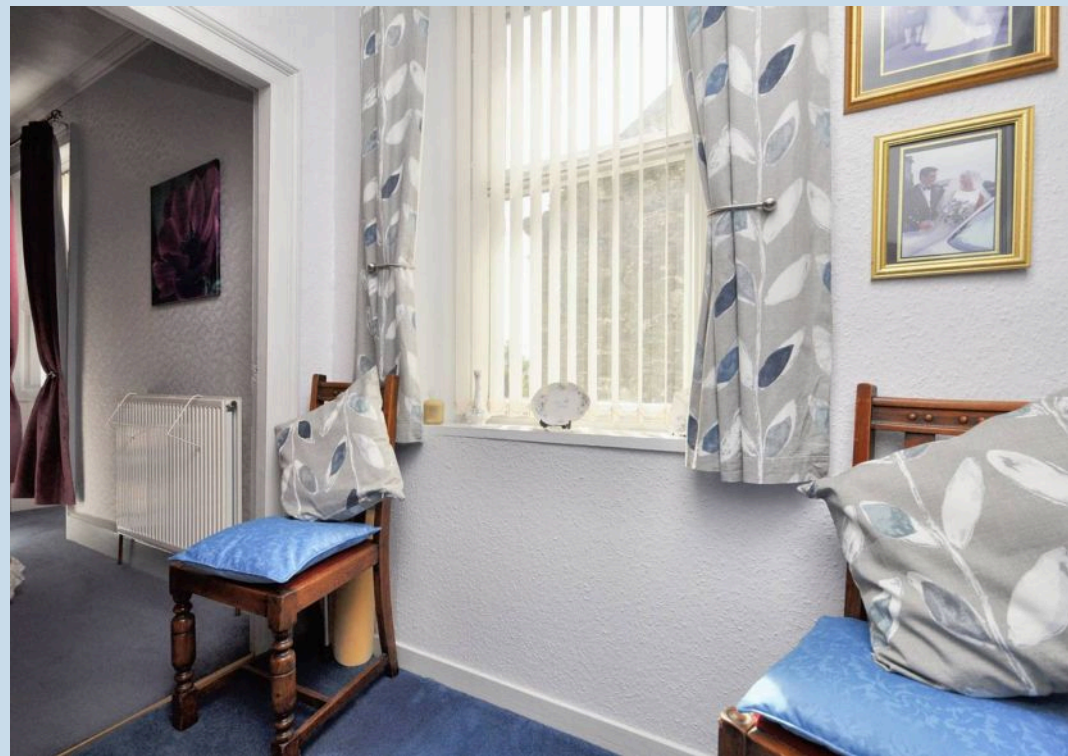
Whithorn, Newton Stewart

This spacious 3-bedroom terraced house offers a perfect family home with generous accommodation throughout. Featuring three double bedrooms and oil-fired central heating, this property boasts a comfortable living space. The open plan kitchen/dining area provides a perfect setting for family gatherings. The property comes with a large enclosed rear garden and off-road parking including a detached garage. Additionally, the rear outbuildings with mains power offer great potential. Conveniently located, this property provides easy access to all local amenities.

The outside space of this property is a true gem, with a large and spacious rear garden that stretches down to the rear vehicular access and driveway to the rear of the plot. The outbuildings at the rear of the property are ideal for garden storage or a potential workshop, complete with mains power. A concrete patio/pathway leads to a large gravel border, greenhouse, and oil tank access. The property also features a large planting border/vegetable patch with border hedging and a well-maintained lawn area. A stone dyke wall borders the property, leading to a concrete driveway that gives access to the detached garage located at the rear. With rear vehicular access leading into the driveway and concrete parking, this property offers ample space for multiple cars, providing both convenience and functionality.









### Hallway

Front entrance vestibule leading into spacious hallway which provides full access to ground floor living accommodation. Central heating radiator as well as built in storage and stairs providing access leading to upper level accommodation.

### Lounge

16' 0" x 15' 1" (4.89m x 4.61m)

Spacious lounge to front of property with two secondary glazed sash and case windows providing front outlook as well as feature fireplace currently housing an electric burning stove. Built in display recess as well as two central heating radiators.

### Kitchen/ Dining Area

18' 8" x 14' 3" (5.68m x 4.35m)

Generous sized open plan kitchen dining area to rear of property providing spacious accommodation comprising of fully fitted kitchen with both floor and wall mounted units. Integrated electric fan oven and ceramic hob with extractor, stainless steel sink with mixer tap as well as plumbing for dishwasher and washing machine. Open plan dining area giving access to walk in pantry with central heating radiator and TV point. Secondary glazed window providing rear outlook as well as access to rear garden and access to central heating radiator.

### Landing

Open landing on the upper level providing access to up stairs living accommodation. Secondary glazed window providing natural light as well as built in storage and central heating radiator. Separate stair access also into loft space.

### Bathroom

10' 11" x 9' 1" (3.32m x 2.76m)

Spacious bathroom on the upper level with large secondary glazed sash and case window to the front as well as separate bath and corner shower cubicle with mains shower and splash panel boarding. Separate toilet and WHB with fitted cabinets also.





**Bedroom**

14' 9" x 10' 11" (4.49m x 3.32m)

Spacious double bedroom on the upper level with two secondary glazed sash and case windows providing front outlook as well as central heating radiator.

**Dressing room**

7' 2" x 7' 0" (2.19m x 2.13m)

Walk in wardrobe/ dressing room giving access leading through to rear double bedroom. Double glazed window also.

**Bedroom**

14' 3" x 8' 11" (4.35m x 2.72m)

Double bedroom to rear of property with double glazed window to rear of property providing rear outlook as well as having a central heating radiator. Accessed via walk in wardrobe/ dressing room.

**Bedroom**

14' 3" x 9' 0" (4.35m x 2.74m)

Double bedroom on the upper level to the rear of property with secondary glazed window to the side as well as central heating radiator.

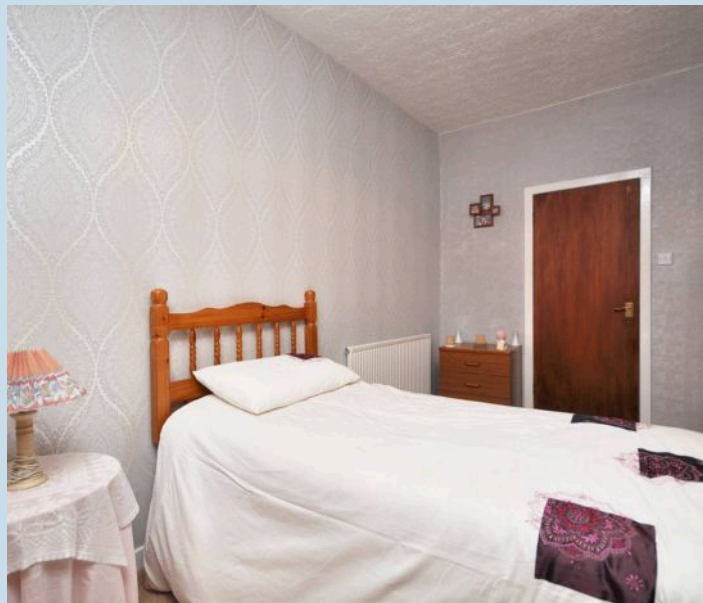
**Garden**

Large and spacious rear garden stretching down to rear vehicular access and driveway to the rear of the plot. Access to outbuildings off the rear of the property ideal for garden storage/ potential workshop with mains power, concrete patio/ pathway leading to large gravel border and greenhouse as well as access to oil tank. Following to large planting border/ vegetable patch with border hedging and large maintained lawn area. Stone dyke wall border and leading to concrete driveway giving access to detached garage to rear of property.

**Driveway**

4 Parking Spaces

Rear vehicular access leading into driveway and concrete parking allowing for multiple cars and front access to detached garage.





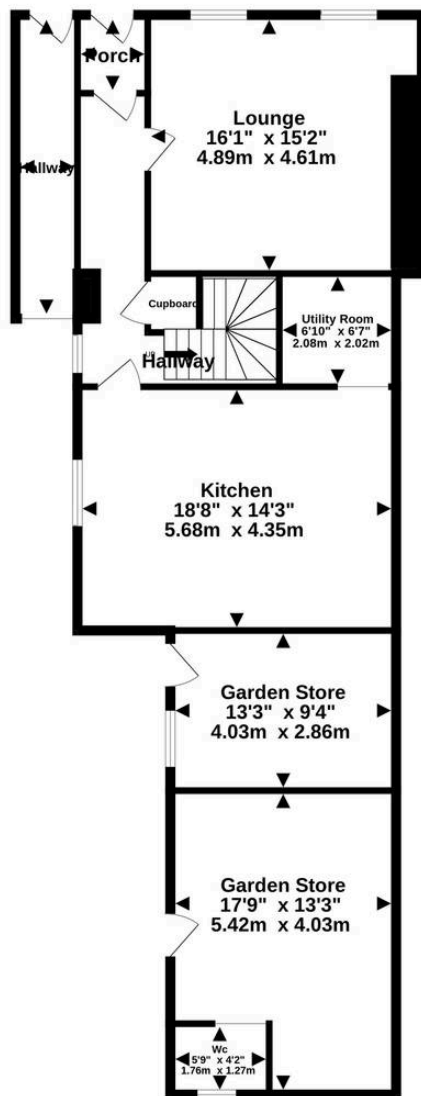




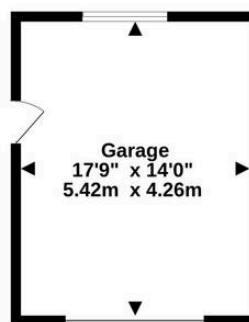
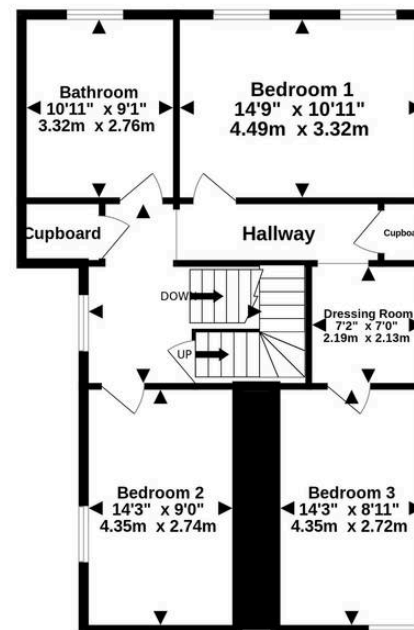




Ground Floor  
1346 sq.ft. (125.0 sq.m.) approx.



1st Floor  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.