

46 George Street, Whithorn

Newton Stewart, DG8 8NZ

Offers Over **£160,000**

46 George Street

Whithorn, Newton Stewart

George Street is situated within the centre of Whithorn, a small historic town in the Machars area of Dumfries and Galloway. The property is conveniently positioned for access to the town's local shops, services and primary school, with further amenities available in nearby Newton Stewart. Whithorn is surrounded by open countryside and is within easy reach of the coastal villages of Isle of Whithorn, Garlieston, Port William and Monreith. The wider area offers access to a number of walking routes, beaches and coastal scenery, while road links connect the town with Newton Stewart, Stranraer and other communities throughout the Machars and Wigtownshire.

- Traditional stone-built terraced property
- Spacious kitchen/dining area
- Separate front-facing lounge
- Three spacious bedrooms on the first floor
- Wood-burning stoves
- Exposed stonework and timber detailing
- Sash and case windows to the front
- Enclosed rear garden with raised timber deck
- Central location within Whithorn
- Walk in condition throughout



A traditional stone-built terraced property situated on George Street within the historic town of Whithorn. The property provides particularly spacious accommodation over two levels, with a flexible layout extending to approximately 1,160 sq.ft. and combining a number of traditional features with more contemporary fittings and benefitting from electric heating.

The ground floor accommodation is entered through a small porch into the hallway. To the front is a lounge with two sash and case windows, timber flooring and a traditional stone fireplace, complemented by areas of exposed stonework and timber detailing within the wall.

A particularly spacious kitchen/dining room occupies much of the ground floor and provides ample space for a large dining table. The kitchen is fitted with a range of wall and floor-mounted units with integrated appliances, while a substantial traditional fireplace with exposed stone and brickwork forms a prominent feature of the room. Stairs rise from the kitchen/dining area to the upper floor. This room also has the added benefit of benefitting from under floor heating.

Also on the ground floor is a generous reception room, again retaining traditional character through a stone fireplace with wood-burning stove, exposed stonework and timber detailing.

On the upper floor there are three further bedrooms. The largest is a spacious double room with two front-facing sash and case windows, a stone fireplace incorporating a wood-burning stove and further exposed stone and timber detailing. The remaining bedrooms provide useful additional sleeping accommodation and could equally be utilised as a home office or study if required. A shower room with WC and wash-hand basin completes the first-floor accommodation.

- Traditional stone-built terraced property
- Spacious kitchen/dining area



Externally, the property has an enclosed rear garden designed for relatively easy maintenance, principally laid to gravel and incorporating a raised timber deck. A further gravelled seating area is located towards the rear, with the garden enclosed by timber fencing and traditional stone/rendered boundary walls. Overall, this is a substantial traditional property offering four-bedroom accommodation, generous living space and numerous original features within an established central location in Whithorn.

Lounge

14' 8" x 12' 0" (4.47m x 3.66m)

Well-proportioned lounge with two front-facing sash and case windows providing good natural light. Features include timber flooring and a stone fireplace housing a multi-fuel stove, with exposed stonework and timber beams incorporated into the wall around the fireplace.

Reception Room

14' 8" x 6' 3" (4.47m x 1.90m)

A long, narrow reception room with timber flooring and a front-facing sash and case window fitted with internal shutters. A particular feature of the room is the exposed brick fireplace and chimney breast, adding character to the otherwise simply finished accommodation.

Dining Kitchen

20' 7" x 16' 8" (6.28m x 5.07m)

A spacious kitchen/dining room fitted with a range of white panelled wall and base units with contrasting dark worktops. The kitchen includes an inset sink positioned beneath the window, integrated oven and microwave, together with additional full-height storage. There is ample space for a substantial dining table and chairs, while an exposed stone fireplace with a stove forms a prominent feature of the room. Further exposed stonework adds character, with recessed ceiling lighting, light-coloured flooring and the staircase rising to the upper floor.





Master Bedroom

14' 8" x 12' 0" (4.47m x 3.66m)

A spacious master bedroom with two front-facing sash and case windows providing good natural light. The room features a substantial stone fireplace with a stove, together with sections of exposed stonework and timber detailing within the wall. Finished with neutral décor and fitted carpet, with ample space for freestanding bedroom furniture.

Bedroom

14' 8" x 7' 9" (4.47m x 2.36m)

A well-proportioned bedroom with a front-facing sash and case window providing natural light. Finished in neutral décor with wood-effect flooring and space for freestanding bedroom furniture.

Shower Room

6' 8" x 6' 0" (2.02m x 1.83m)

Fitted with a WC, wash hand basin with storage below and a separate shower enclosure. The room has panelled walls, wood-effect flooring and a rooflight providing natural light.

Bedroom

17' 9" x 10' 0" (5.41m x 3.05m)

Spacious double bedroom with a feature stone fireplace incorporating a wood-burning stove, together with exposed stonework and timber detailing to the wall. The room is carpeted and has a window providing natural light.



REAR GARDEN

Enclosed rear garden laid mainly to gravel for ease of maintenance, with a raised timber deck providing space for outdoor seating. The garden is bounded by a combination of timber fencing and stone/rendered walls, with a further gravelled seating area positioned towards the rear.

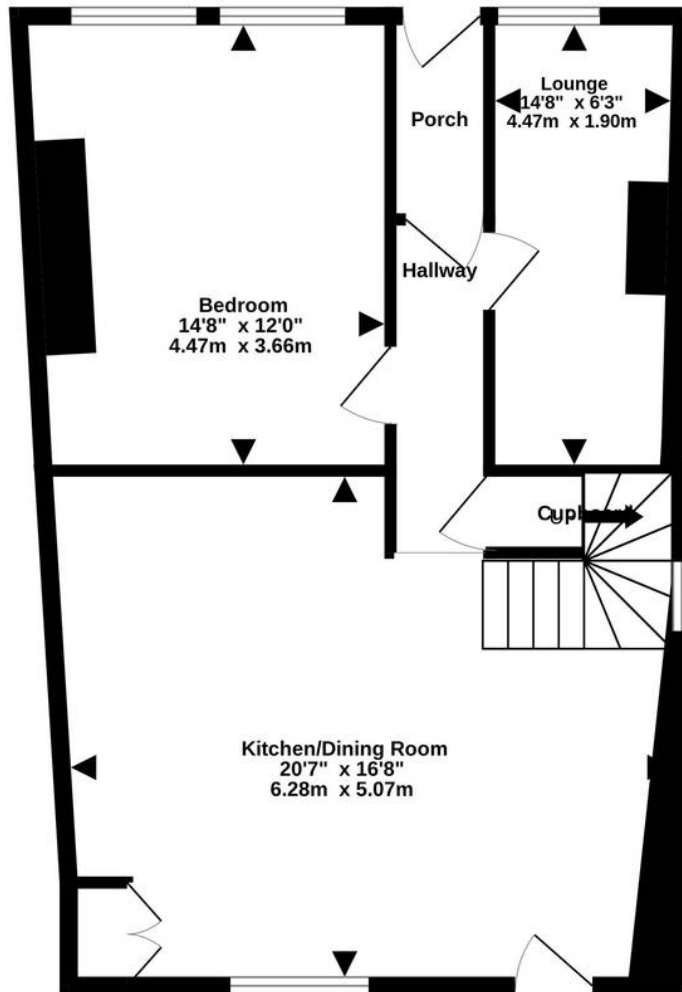
ON STREET

1 Parking Space

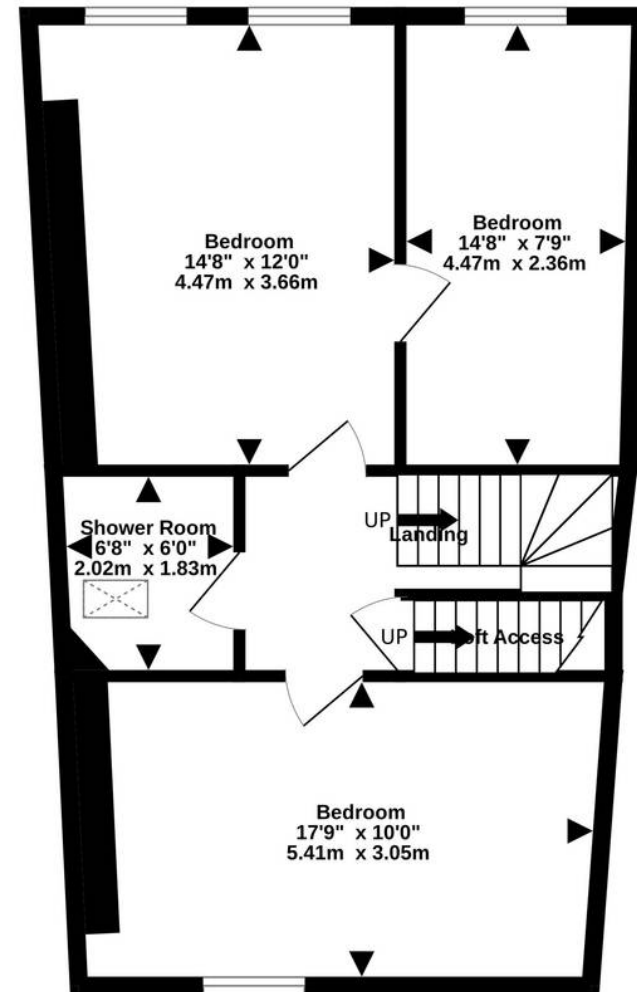




Ground Floor
612 sq.ft. (56.8 sq.m.) approx.



1st Floor
548 sq.ft. (50.9 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band A

EPC RATING: E (48)

SERVICES Mains water, drainage and electricity.

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. Failure to provide required identification may result in an offer not being considered

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.

