



5 Bruce Street, Whithorn

Newton Stewart, DG8 8PY

Offers Over **£145,000**

The property occupies a position on Bruce Street within the historic town of Whithorn, situated in the Machars peninsula of Dumfries and Galloway. Whithorn is a well-established town offering a range of local amenities including shops, a primary school, medical practice, pharmacy and community facilities. The town is particularly noted for its historical significance, with Whithorn Priory and Museum forming an important part of the area's heritage. The surrounding Machars peninsula offers attractive countryside, coastal scenery and a variety of walking routes. The picturesque harbour village of Isle of Whithorn lies approximately three miles to the south, while the coastal villages of Port William and Garlieston are also within easy reach. The larger towns of Newton Stewart and Wigtown provide additional shopping, educational and recreational facilities, with road connections onwards to Stranraer, Dumfries and beyond.

- Substantial end terrace property of traditional character
- Three bedrooms, including principal bedroom with en-suite shower room
- Spacious first floor lounge with large windows overlooking the rear
- Separate dining room and modern fitted kitchen
- Ground floor shower room and additional first floor WC
- Generous, well-established rear garden with lawn and mature planting
- Paved seating area with timber pergola
- Greenhouse, raised planting beds and additional garden storage
- Convenient location within the historic town of Whithorn



An attractive and deceptively spacious end terrace property situated on Bruce Street within the historic town of Whithorn. Offering a distinctive arrangement of accommodation over two floors, the property combines traditional character with modern interior finishes and benefits from a substantial, well-established rear garden.

The accommodation is arranged with the bedrooms on the ground floor and the principal living areas on the first floor. The ground floor comprises a welcoming entrance hallway with staircase leading to the upper floor, three bedrooms and a separate shower room. The generously proportioned principal bedroom features a contemporary decorative finish, an attractive window arrangement providing ample natural light and the benefit of an en-suite shower room. The two further bedrooms offer comfortable accommodation, with additional built-in storage available.

The first floor provides an impressive amount of living space, with a substantial lounge featuring a large window arrangement overlooking the rear garden and surrounding area. The room benefits from excellent natural light, contemporary decoration and a feature fireplace. A separate dining room provides ample space for a family dining table and leads directly into the modern fitted kitchen. The kitchen is finished with a range of fitted wall and floor units, complementary worktops, an integrated oven, hob and Belfast-style sink. An additional WC and useful storage cupboard complete the upper floor accommodation.



Externally, the property benefits from a particularly generous rear garden, comprising an attractive combination of lawn, paved pathways, established borders and mature trees and shrubs. Immediately to the rear of the property is a paved seating area with a timber pergola. The garden extends to a substantial lawned section with a greenhouse, raised planting beds and further space for gardening. Stone boundary walls and established planting provide considerable character to the outdoor space.

Overall, this is a substantial and individual property offering versatile accommodation, modern kitchen facilities and extensive garden grounds, conveniently positioned within Whithorn.



Entrance hall

A spacious entrance hallway accessed via a UPVC door with decorative glazed panels and an adjoining full-height window. The carpeted hallway provides access to all three ground-floor bedrooms, the shower room and a small courtyard offering access to the mains drainage. Features include built-in storage cupboards, a carpeted staircase leading to the first floor, a wall-mounted heater, coat hanging space and room for occasional furniture.

Bedroom

15' 8" x 10' 8" (4.77m x 3.25m)

A spacious ground floor double bedroom with a triple window arrangement to the front of the property, providing good natural light. The room is finished in neutral tones with a decorative floral feature wall, fitted carpet and ample space for a double bed and additional bedroom furniture. Further features include a central ceiling light fitting, wall-mounted heater and direct access to the adjoining en-suite shower room.

En-suite

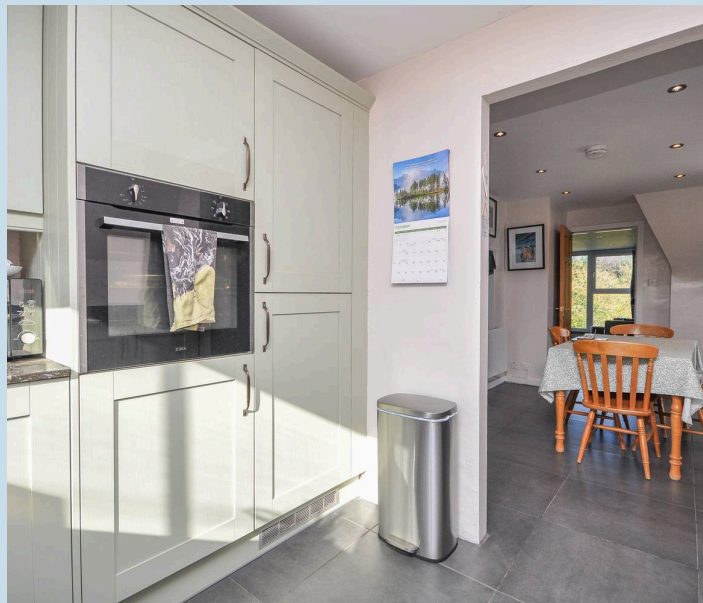
7' 2" x 2' 11" (2.18m x 0.90m)

Accessed directly from the principal bedroom, this en-suite a walk in corner shower cubicle with glazed enclosure, wall-mounted wash hand basin and WC. The room features partially tiled walls with a decorative border, floral wallpaper to the upper walls and a wall-mounted mirrored cabinet.

Bedroom/ Study

14' 1" x 7' 4" (4.28m x 2.23m)

A well-proportioned ground floor bedroom currently arranged as a home office with additional seating. The room features a window providing natural light, navy blue painted walls, fitted carpet and a central ceiling light fitting. There is space for a desk, shelving and bedroom furniture, offering flexibility for use as a bedroom, study or occasional guest room.





Bedroom

14' 1" x 9' 3" (4.28m x 2.82m)

A well-proportioned ground floor double bedroom with a window providing natural light. The room features decorative floral patterned wallpaper, fitted carpet, a central ceiling light fitting and a wall-mounted radiator. Further features include a fitted wardrobe and ample space for a double bed and additional bedroom furniture.

Shower Room

9' 8" x 5' 5" (2.95m x 1.65m)

A ground floor shower room comprising a corner shower enclosure with glazed sliding doors, pedestal wash hand basin and WC. The room features partially tiled walls with contrasting navy blue décor, tiled flooring and double glazed window. Further features include a wall-mounted grab rail within the shower enclosure and a wall-mounted mirror.

WC

5' 5" x 3' 5" (1.65m x 1.03m)

A separate first floor WC comprising a low-level toilet and wash hand basin set within a fitted vanity unit providing storage beneath. The room features partially tiled walls with contrasting deep green décor.

Lounge

17' 5" x 15' 5" (5.30m x 4.69m)

A spacious and well-presented first floor lounge featuring an extensive picture window to the rear of the property, providing excellent natural light and an outlook over the gardens, grounds and countryside beyond. The room offers generous space for a range of lounge furniture and benefits from a contemporary feature fireplace, recessed ceiling spotlights, fitted carpeting and a radiator. Finished in neutral tones with contrasting green walls, the lounge also provides access to the adjoining dining room and first floor landing.



Dining Area

13' 6" x 10' 8" (4.11m x 3.25m)

A well-proportioned first floor dining room offering ample space for a dining table and chairs. The room benefits from natural light through windows to the side, with a partially sloping ceiling, tiled flooring, recessed ceiling spotlights and a wall-mounted radiator. An open doorway provides direct access to the adjoining kitchen, while a further doorway leads through to the spacious lounge.

Kitchen

10' 8" x 8' 6" (3.25m x 2.58m)

A well-appointed first floor kitchen fitted with a contemporary range of light-coloured shaker-style wall and floor units, complemented by contrasting dark worktops and matching splashbacks. The kitchen incorporates a Belfast-style sink positioned beneath the window, an integrated electric oven, electric hob and additional integrated appliances. Further features include tiled flooring, recessed ceiling spotlights and partially sloping ceilings. A wide open doorway provides direct access to the adjoining dining room.

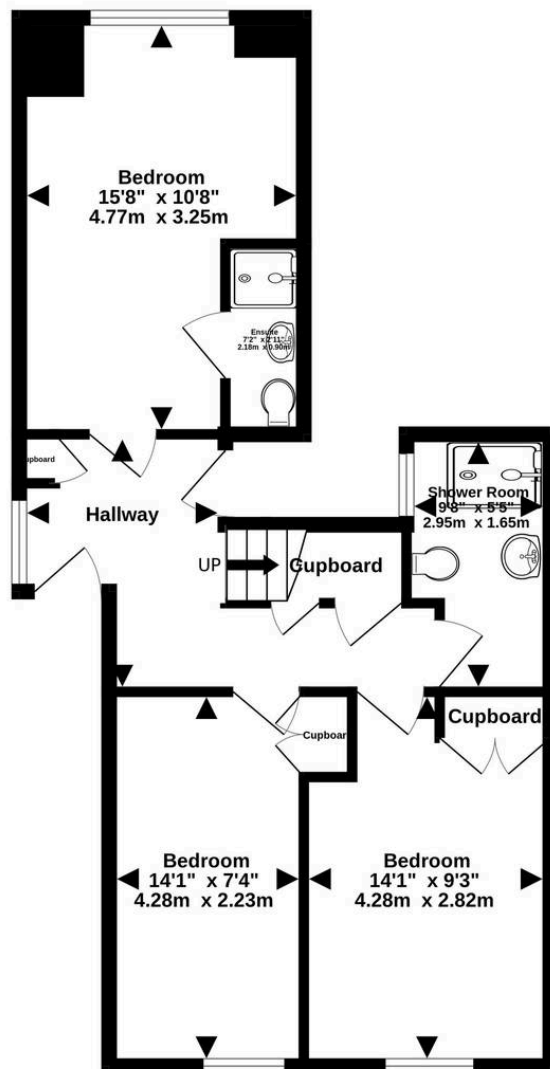
Garden

A substantial, well-established rear garden offering a combination of paved seating areas, lawn and mature planting. Immediately to the rear of the property is a paved patio area with a timber pergola, providing space for outdoor furniture. Stone pathways lead through attractively planted borders containing a variety of established shrubs, flowers and small trees. The garden extends further to a generous lawned area with a greenhouse and raised planting beds suitable for growing vegetables and other produce. Additional features include mature hedging, stone boundary walls and a further seating area, with the overall grounds providing an attractive and versatile outdoor space.

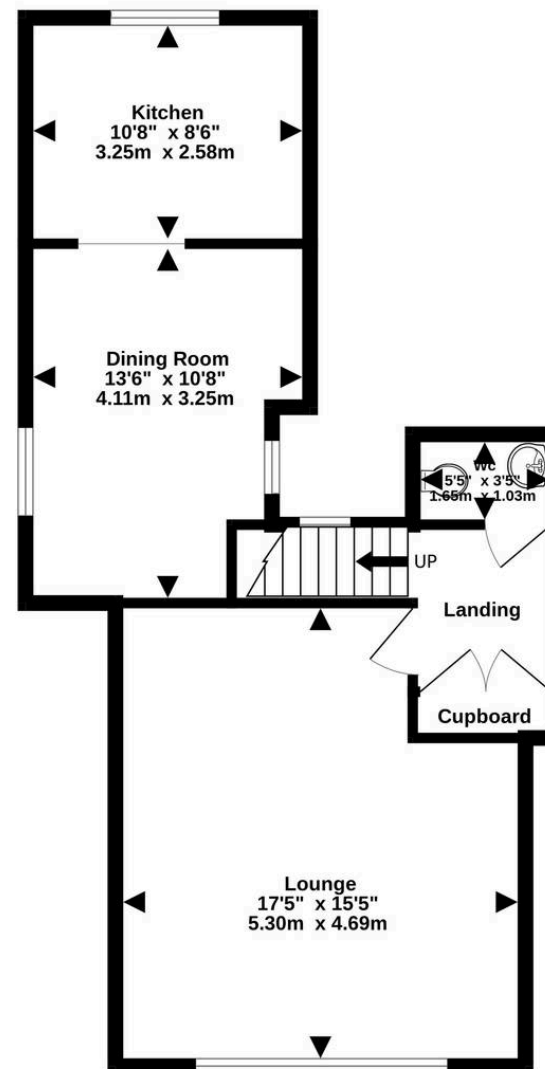




Ground Floor
548 sq.ft. (50.9 sq.m.) approx.



1st Floor
547 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 D

EPC RATING: F(23)

SERVICES Mains water, drainage and electricity. Wood Burner.

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.

