



GAP

galloway & ayrshire properties

5 Main Street, Isle Of Whithorn

Newton Stewart, DG8 8LE

Offers Over **£220,000**

The Isle of Whithorn is a popular coastal village located on the southern tip of the Machars Peninsula in Dumfries and Galloway. The village is centred around its historic harbour and is well known for its maritime heritage, coastal scenery and welcoming community atmosphere. Local amenities include a village shop, café, public house, church and harbour facilities, while a wider range of services, schooling, supermarkets and healthcare facilities can be found in nearby Whithorn and Wigtown. The area is renowned for its coastal walks, sailing, fishing, wildlife and outdoor pursuits, with the surrounding coastline forming part of a designated National Scenic Area. The regional centre of Newton Stewart lies approximately 16 miles away, providing further amenities and connections throughout Dumfries and Galloway. The Isle of Whithorn remains one of the region's most sought-after coastal locations, appealing to both permanent residents and those seeking a holiday home within a traditional Scottish fishing village.

- Traditional terraced cottage in the heart of the Isle of Whithorn
- Three bedrooms
- Spacious lounge & separate dining room
- Modern fitted kitchen and separate utility area
- Modern bathroom and additional separate en-suite shower room
- Ideal permanent residence, holiday home or holiday let investment
- Attractive enclosed rear garden with established planting
- Character features including deep skirtings, decorative cornicing and traditional proportions
- Partial sea views from front-facing windows
- Walking distance to the harbour, coastal walks and village amenities



Situated within the picturesque harbour village of Isle of Whithorn, this traditional terraced cottage offers deceptively spacious accommodation arranged over two levels and enjoys partial sea views from the front-facing rooms.

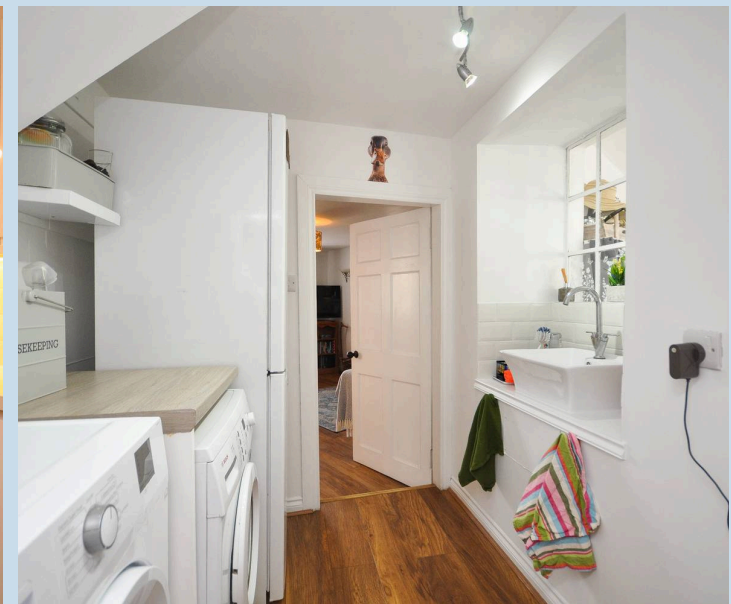
The ground floor accommodation comprises a welcoming lounge, separate dining room, fitted kitchen and useful utility area, providing a practical layout for day-to-day living. The property retains a number of traditional features, whilst benefiting from modernisation throughout.

On the upper floor, a bright landing provides access to three bedrooms and the family bathroom. The principal bedroom is a particularly generous double room featuring decorative corning, high ceilings and an en-suite shower room. The remaining bedrooms provide versatile accommodation suitable for family living, guests or home working.

The upper floor bathroom is fitted with a contemporary white suite incorporating a bath with shower over, wash hand basin and WC.

A particular feature of the property is the attractive rear garden. Thoughtfully landscaped and well maintained. The garden is divided into three areas, a seating area laid to gravel, a cottage garden with an extensive range of established flowering plants, shrubs and climbing roses creating colour and interest throughout the seasons. At the top is a vegetable/ cutting garden. A greenhouse provides additional storage, while the enclosed nature of the garden offers a pleasant and private outdoor space.

The property occupies a prominent corner position within the village and benefits from partial sea views towards the harbour and coastline, further enhancing its appeal. Offering a blend of traditional character, generous accommodation and a sought-after coastal location, the property is well suited as a family home, holiday retreat or investment opportunity.



Lounge

13' 9" x 11' 4" (4.19m x 3.45m)

A generously proportioned lounge with a large front-facing window providing good levels of natural light. The room features a multi-fuel stove set within a fireplace, creating a focal point within the space. There is ample room for a range of lounge furniture, whilst the neutral décor and upgraded finishes are consistent with the overall style of the house.

Kitchen

12' 0" x 9' 11" (3.67m x 3.01m)

The kitchen is fitted with a contemporary range of gloss wall and floor mounted units incorporating complementary work surfaces and matching splashbacks. Integrated appliances include a double electric oven and ceramic hob with extractor hood above. A window provides natural light, whilst under-unit lighting enhances the work preparation areas.

Utility space

7' 1" x 4' 11" (2.15m x 1.50m)

A practical utility room fitted with worktop space, a Belfast-style sink and plumbing for both a washing machine and tumble dryer. The room provides additional storage and laundry facilities separate from the main kitchen, helping to maximise the available workspace. Finished in keeping with the improvements carried out throughout the property and benefiting from a window providing natural light.

Garden Room

13' 7" x 7' 9" (4.14m x 2.37m)

A bright and versatile garden room positioned to the rear of the property and enjoying direct access to the garden. The room benefits from extensive glazing which provides excellent natural light and views across the surrounding garden areas. Offering a flexible space suitable for a variety of uses and extra storage. The garden room provides a useful link between the house and outdoor space.





Dining Room

15' 6" x 12' 4" (4.72m x 3.75m)

A well-proportioned dining room situated between the lounge and garden room, forming part of the thoughtfully renovated accommodation throughout the property. The room provides ample space for a family dining table and additional furniture, with exposed ceiling beams adding character. A window to the front elevation provides natural light, while the layout offers flexibility for a range of uses including formal dining, a home office area or additional sitting space. The room benefits from fitted shelving, wood-effect flooring and direct access to the garden room at the rear.

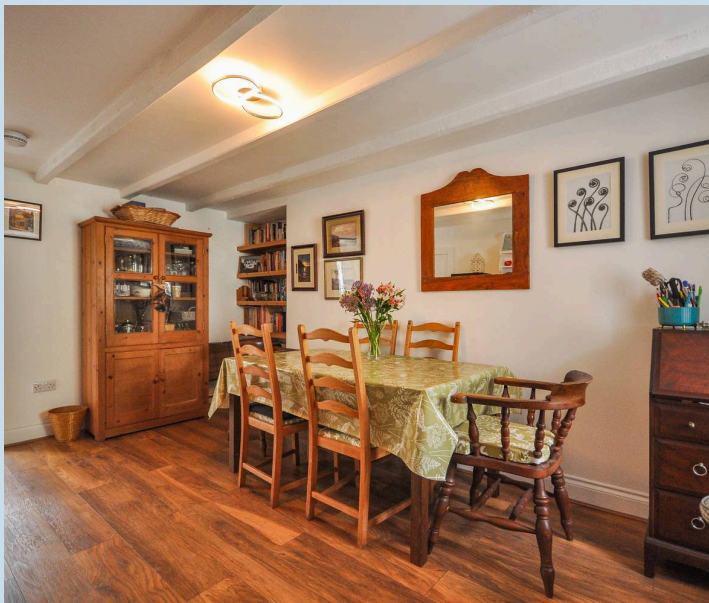
Landing

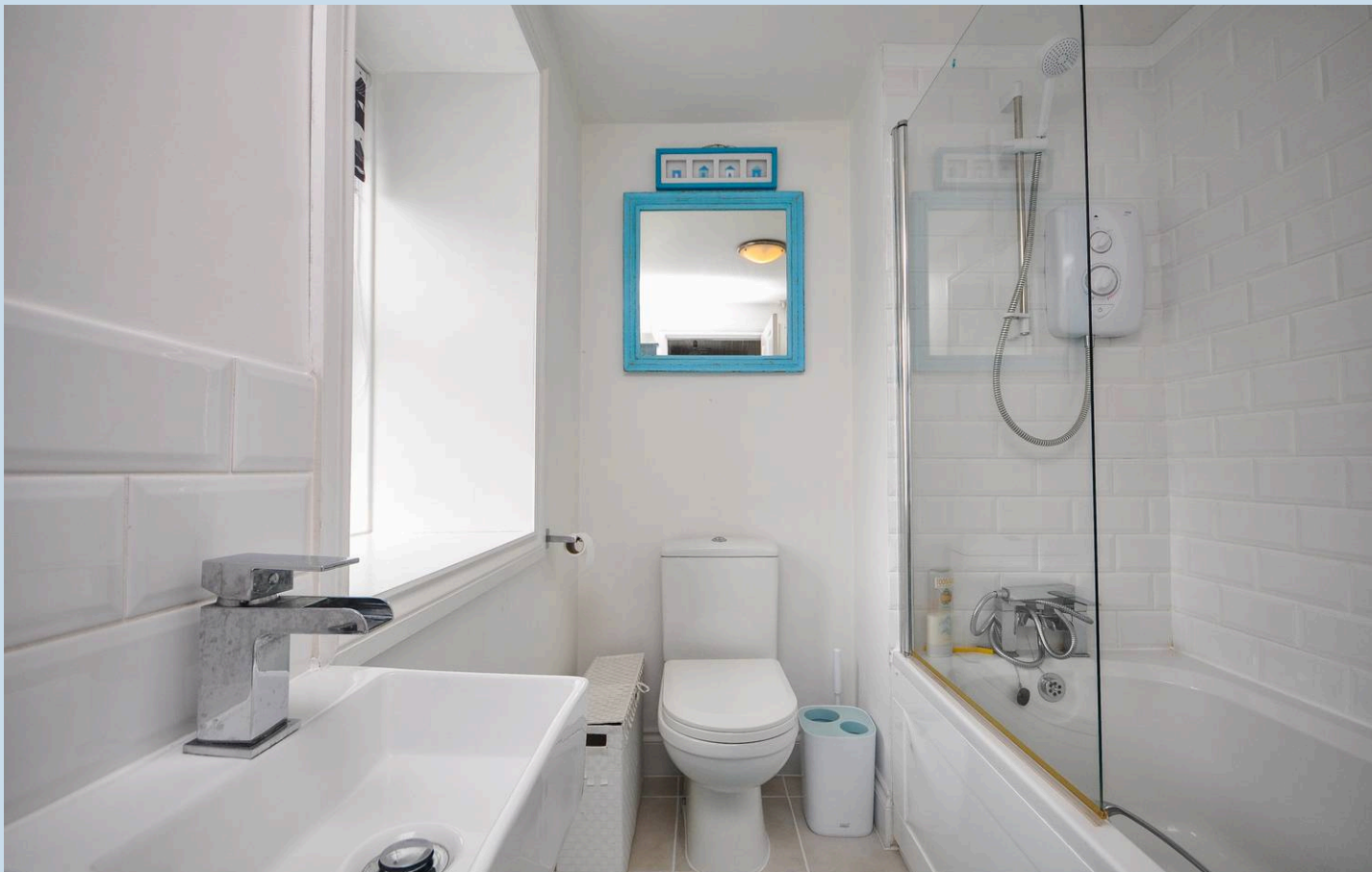
The upper floor landing provides access to the first-floor accommodation and bathroom. The area is finished in neutral décor with wood-effect flooring and benefits from natural light via a side-facing window. A painted balustrade overlooks the stairwell, creating an open feel while linking the upper floor rooms.

Bathroom

8' 2" x 5' 10" (2.50m x 1.79m)

This upper floor bathroom has been upgraded as part of the seller's extensive renovation programme and is fitted with a modern white three-piece suite comprising WC, wash hand basin set within a vanity unit and bath with shower over. The room is finished with contemporary wall tiling, a glazed shower screen and neutral décor. A rear-facing opaque window provides natural light, while the clean, modern finish is in keeping with the standard of presentation found throughout the property.





Bedroom

14' 6" x 9' 8" (4.41m x 2.94m)

A well-proportioned double bedroom located on the upper floor, presented in move-in condition and benefiting from the extensive renovation works carried out by the current owner. The room offers space for a double bed and freestanding furniture, with a front-facing window providing natural light. Finished with neutral décor and wood-effect flooring, the room also benefits from a useful recessed wardrobe/storage area, adding practical hanging and storage space.

Bedroom

12' 0" x 9' 11" (3.67m x 3.01m)

A comfortable bedroom located on the upper floor, benefiting from a front-facing window providing natural light. The room is presented in excellent condition, reflecting the extensive renovation works carried out by the current owner, and is finished with neutral décor and wood-effect flooring. An extra large built in wardrobe provides useful storage while still allowing space for additional bedroom furniture. Suitable for use as a guest bedroom, child's room or home office, depending on individual requirements.



Bedroom

12' 11" x 12' 5" (3.93m x 3.78m)

A comfortable bedroom located on the upper floor, benefiting from a front-facing window providing natural light and sea views. The room is presented in excellent condition, reflecting the extensive renovation works carried out by the current owner, and is finished with neutral décor and wood-effect flooring. Suitable for use as a main bedroom or guest bedroom depending on individual requirements. Access to en-suite shower room.

En-suite

6' 10" x 5' 1" (2.08m x 1.55m)

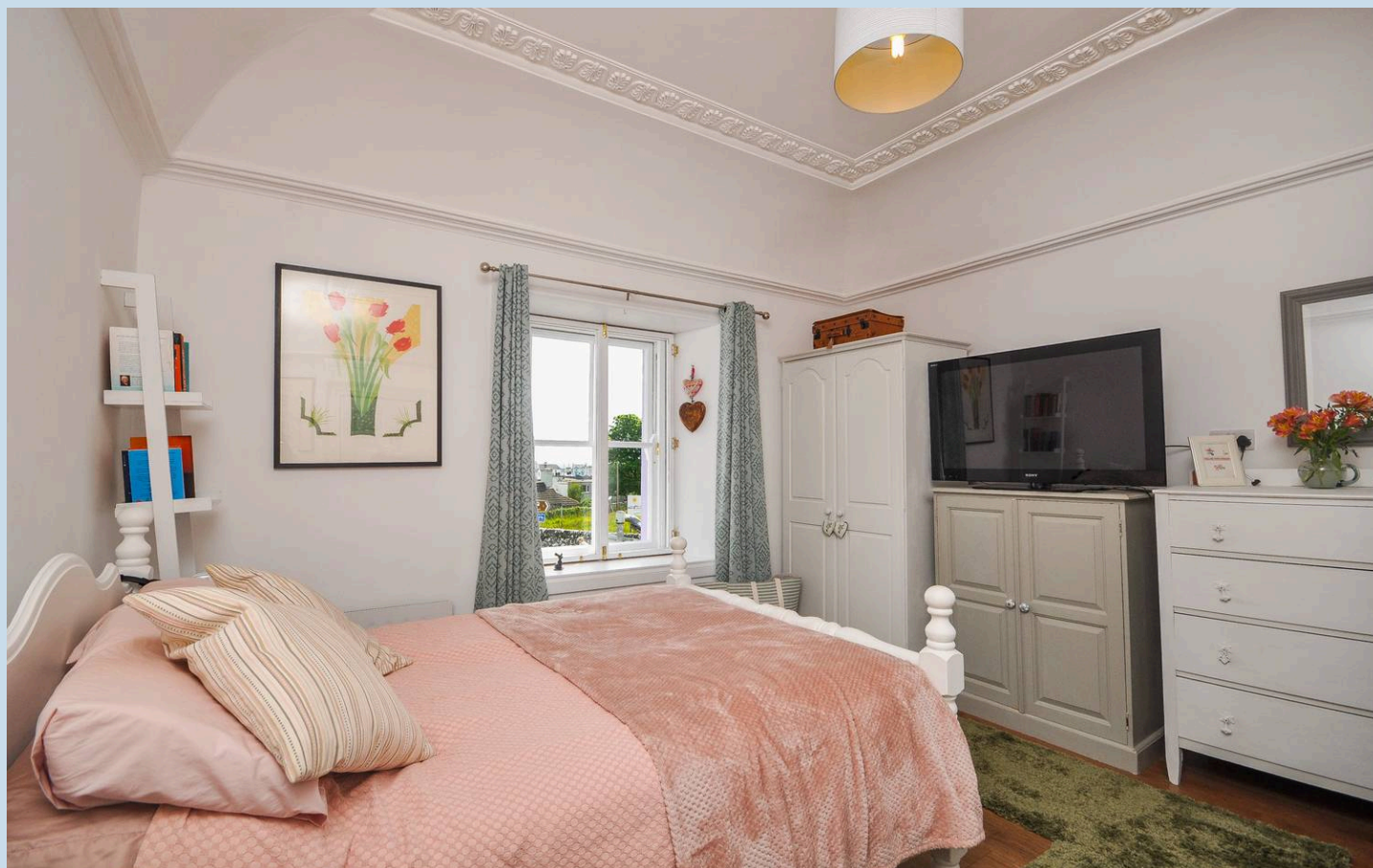
A modern en-suite fitted with a white suite comprising WC, wash hand basin and enclosed shower cubicle with mains shower. The room is finished with contemporary wall tiling to the shower area and benefits from a fitted wall cupboard providing useful storage. A window to the rear allows for natural light and ventilation. The en-suite was upgraded as part of the renovation works carried by the current owner.

Rear Garden

A particular feature of the property is the attractive rear garden. Thoughtfully landscaped and well maintained. The garden is divided into three areas, a seating area laid to gravel, a cottage garden with an extensive range of established flowering plants, shrubs and climbing roses creating colour and interest throughout the seasons. At the top is a vegetable/ cutting garden. A greenhouse provides additional storage, while the enclosed nature of the garden offers a pleasant and private outdoor space. The owner appreciates many people prefer a low maintenance garden, and will be happy remove some or all of the plants should this be the case.

PARKING

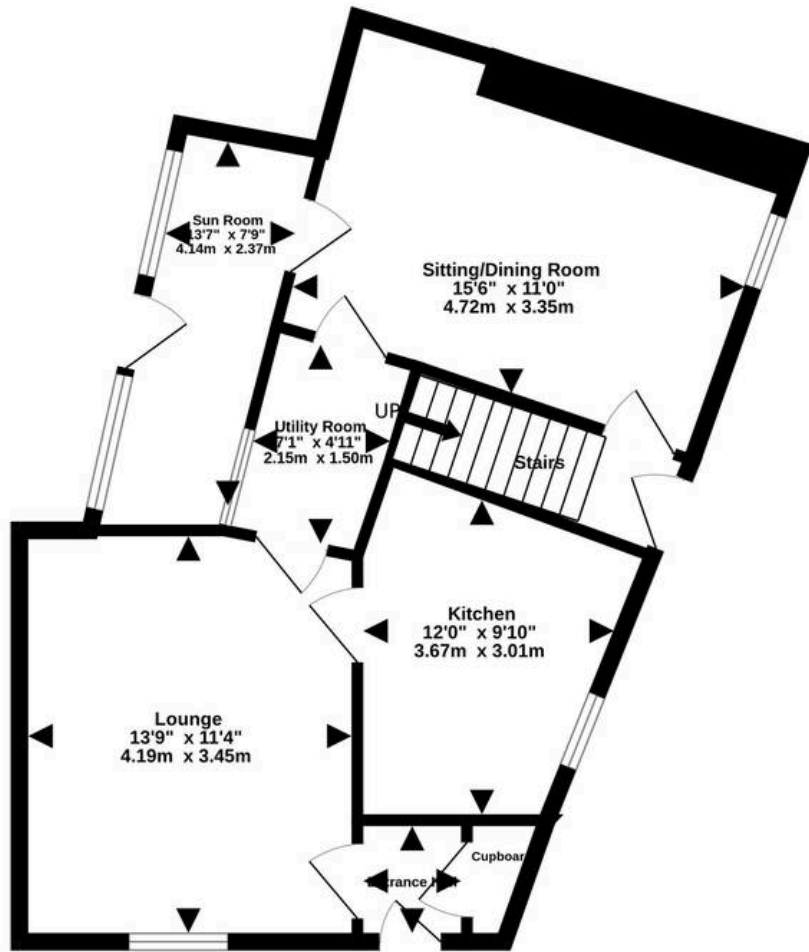
On Street



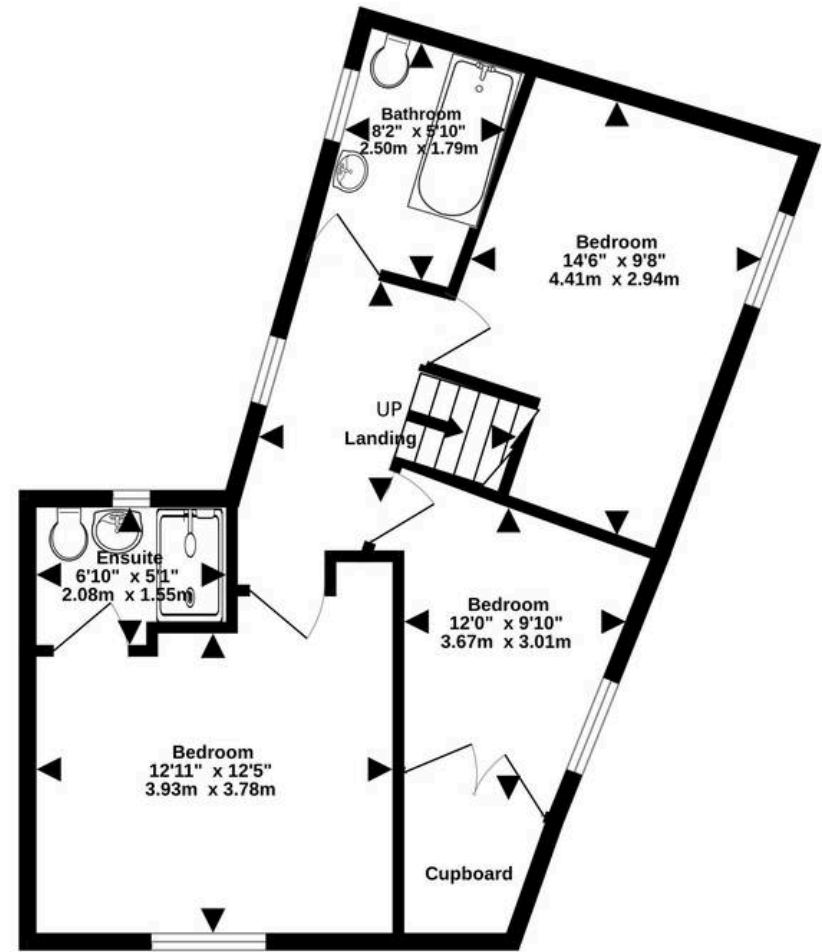




Ground Floor
536 sq.ft. (49.8 sq.m.) approx.



1st Floor
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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 vendors will include fitted floor coverings throughout.

COUNCIL TAX Band C

EPC RATING E (51)

SERVICES Mains water, electricity and drainage. Electric night storage heaters/ electric panel heaters

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

