



7 Tonderghie Road, Isle Of Whithorn

Newton Stewart

Offers Over £140,000



7 Tonderghie Road

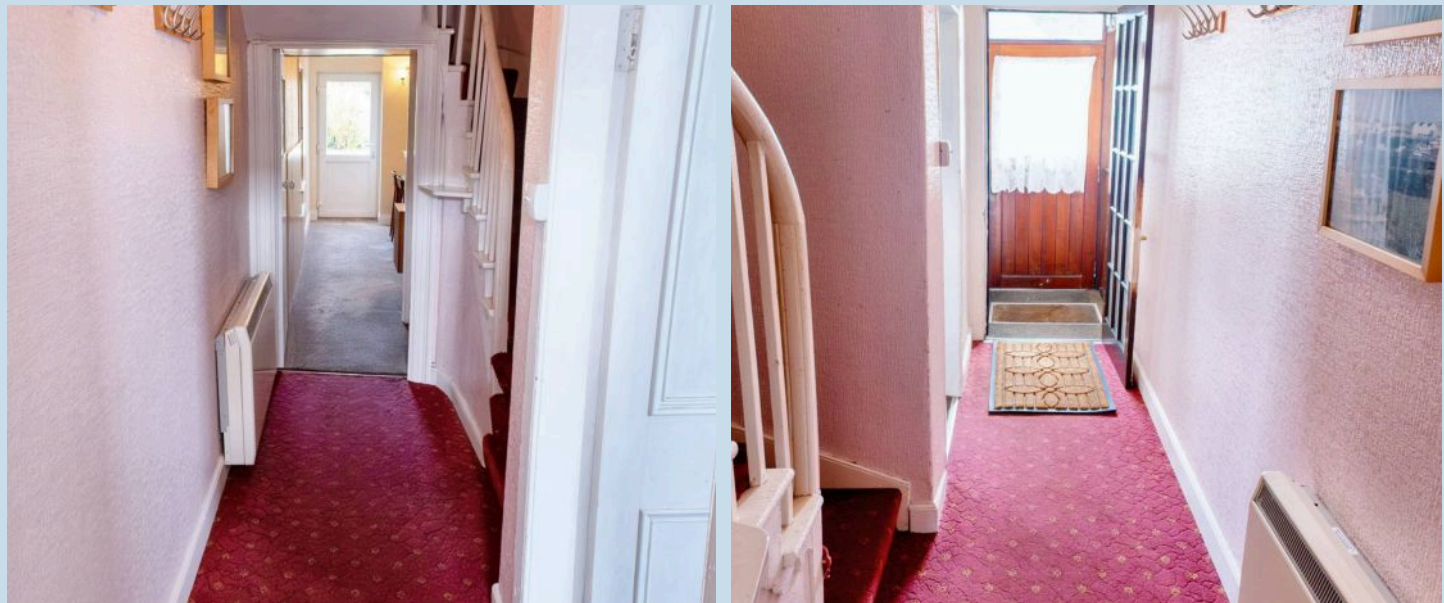
Isle Of Whithorn, Newton Stewart

The Isle of Whithorn is a charming and welcoming village centred around a natural working harbour with picturesque sea views. Local amenities include a bowling green, village hall and a thriving pub offering a delicious menu of freshly made food, much of it locally sourced. Other facilities in the neighbouring village of Whithorn include general practise healthcare, a primary school and a range of shops. Newton Stewart, a nearby bustling market town houses the hospital and larger amenities. There are numerous sites of historical interest in the vicinity and a range of outdoor pursuits which include stunning sea facing and inland nature trails as well as golf courses. Cows and sheep are to be found happily grazing in the surroundings amidst stone dyke walls and yellow topped gorse bushes, the area is full of delights waiting to be discovered.

Council Tax band: C

Tenure: Freehold

- Desirable seafront location with stunning night sky and sea views
- Traditional stone house
- Sunny and spacious first floor lounge with character features
- 3 Double bedrooms, 2 receptions, dining, kitchen, bathroom and utility room
- Generous sized rooms with multipurpose potential
- Double glazed throughout
- West facing, sunny and fertile, rear garden with a shed
- Easy parking
- Walking distance to local amenities and beautiful nature trails







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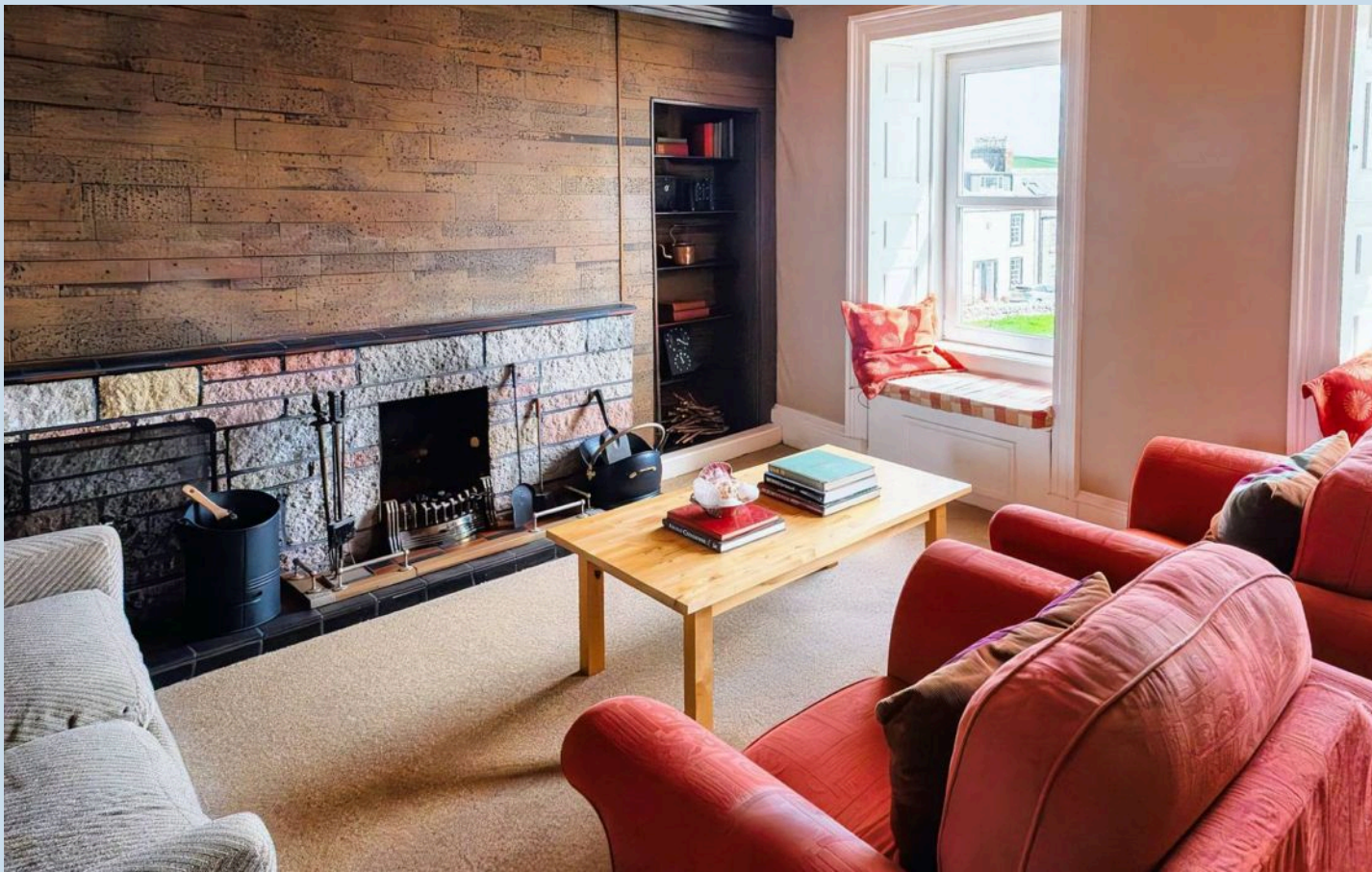
Isle Of Whithorn, Newton Stewart

Situated in a highly desirable seafront location within a peaceful fishing village, this spacious 3-bedroom property boasts stunning sea views across the village, harbour and beyond. With generous sized rooms across 3 floors, character features, double glazing throughout and a west facing rear garden, the house presents an excellent investment opportunity for a family, a holiday home and/or rental income. Within walking distance to local amenities and beautiful sea and nature trails, it comes with easy on-street parking offering the perfect blend of convenience and tranquillity. New on the market and chain-free, we highly recommend earliest viewing to appreciate its full potential and not miss out on the opportunity.

The generous sized garden grounds feature a concrete pathway leading to a lawn and planting borders, creating a picturesque setting for outdoor enjoyment. A border stone dyke wall and border fencing enhance the privacy and charm of the garden. Additionally, a garden shed is conveniently located at the rear to provide storage space for tools and equipment. The on-street parking to the front of the property adds further convenience to this delightful home, ensuring that both the indoor and outdoor spaces cater to the needs of the discerning buyer.







Hallway

Entrance porch leading into spacious hallway providing access to full living accommodation. Electric storage heater as well as stairs giving access to upper-level accommodation. Under stairs storage also.

Sitting Room

16' 2" x 10' 2" (4.93m x 3.11m)

To front of property, a ground floor library, games and TV room with large, double-glazed window providing front outlook as well as electric storage heater and built in storage.

Bedroom

12' 3" x 8' 10" (3.74m x 2.69m)

Spacious ground floor bedroom with large, character double-glazed window as well as built in storage and electric storage heater.

Dining Room

14' 11" x 10' 10" (4.54m x 3.31m)

Spacious dining room towards rear of property providing access to kitchen as well as rear outside access to enclosed garden grounds. Two double glazed windows as well as electric storage heater and character built in storage.

Kitchen

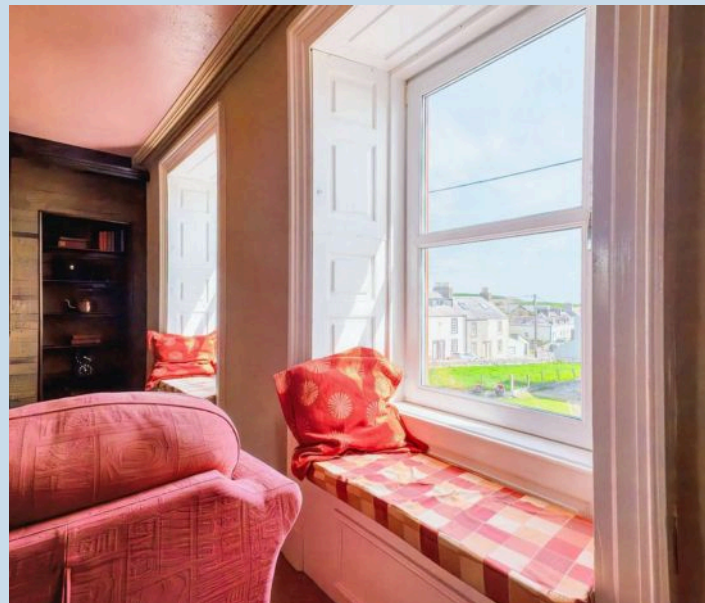
15' 4" x 8' 7" (4.67m x 2.61m)

Fully fitted kitchen to rear of property with both floor and wall mounted units. Kitchen comprises of integrated stainless-steel sink with mixer tap, electric oven/cooker with extractor fan as well as plumbing for washing machine. Two double glazed windows as well as access to outside space via UPVC door. Access to rear utility as well as electric storage heater.

Utility Space

13' 2" x 5' 10" (4.01m x 1.77m)

Generous sized utility space to the rear with three double glazed windows as well as rear outside access to enclosed garden grounds.



Lounge

19' 5" x 19' 0" (5.92m x 5.80m)

Sunny and spacious lounge on the first floor with two double glazed windows to the front providing character feature window seating with elevated sea views over the harbour and beyond. Double-glazed window to the rear, electric storage heating, TV point and feature brick fireplace with coal fire.

Bathroom

7' 7" x 5' 3" (2.32m x 1.60m)

Bathroom on the upper level comprising of separate toilet and WHB as well as shower over bath with tiled walls and double-glazed window. Heated towel rack also.

Bedroom

10' 10" x 8' 0" (3.31m x 2.44m)

Double bedroom on the upper level with side double glazed window as well as electric storage heater and generous built in storage.

Bedroom

18' 6" x 13' 0" (5.64m x 3.95m)

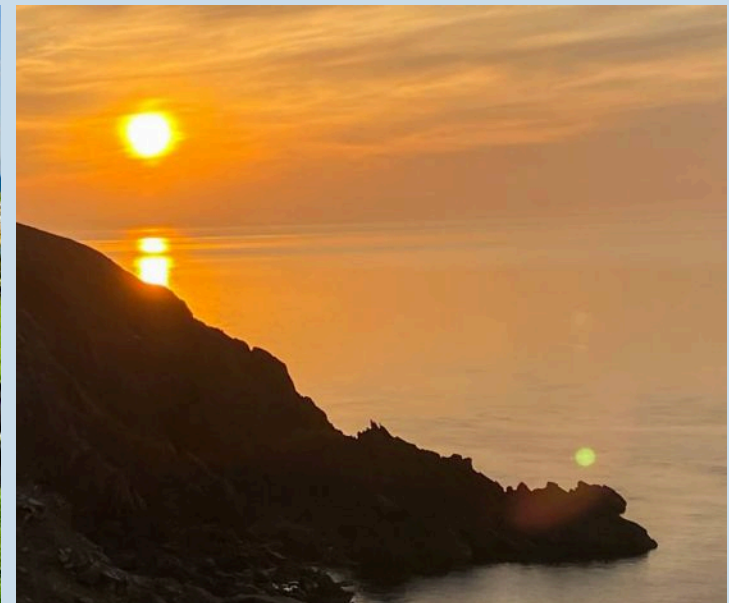
Spacious and sunny, double bedroom on the top floor with electric storage heater as well as double glazed bay window providing stunning sea and night sky views over the harbour and beyond. Built in eaves storage also.

Garden

Generous sized, sunny, west facing enclosed garden grounds to the rear to include a concrete pathway leading to lawn and planting borders as well as border stone dyke wall and border fencing. Garden shed to the rear of garden also.

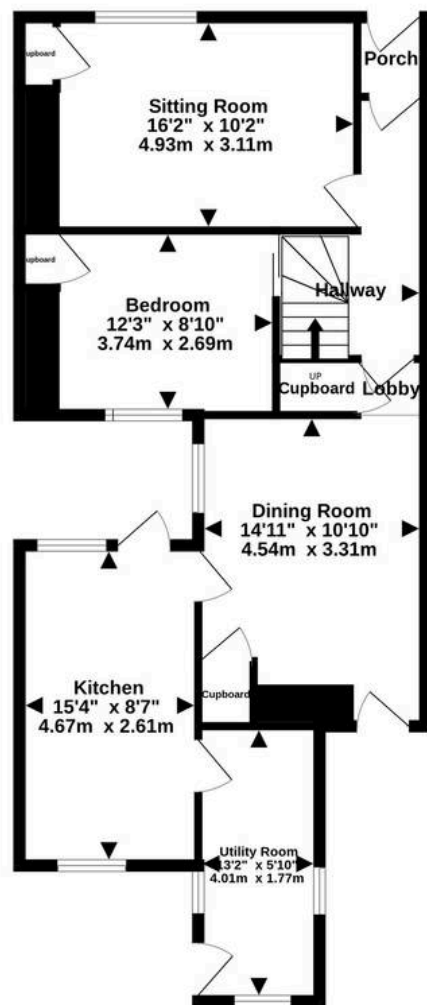
ON STREET

On street parking to front of property.

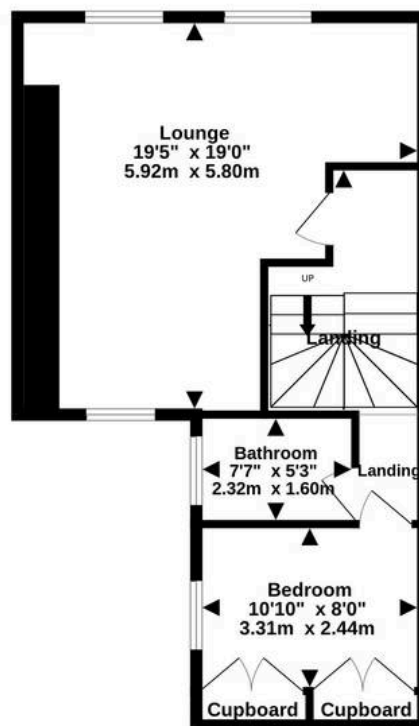




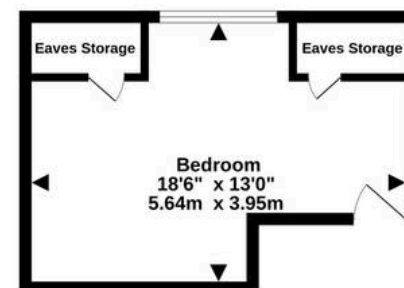
Ground Floor
709 sq.ft. (65.8 sq.m.) approx.



1st Floor
504 sq.ft. (46.8 sq.m.) approx.



2nd Floor
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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.

