



Harbour House Harbour Row, Isle Of Whithorn

Newton Stewart, DG8 8LL

Offers Over £204,995 are invited.

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Isle Of Whithorn, Newton Stewart, DG8 8LL

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, lying on the coast north east of Burrow Head, about three miles from Whithorn and about thirteen miles south of Wigtown in Dumfries and Galloway. Whithorn, is a former royal burgh in Wigtownshire, Dumfries and Galloway, with which Isle of Whithorn is frequently incorrectly amalgamated or confused. 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 Isle of Whithorn is where there are further facilities for boating and sea fishing as well as benefitting from a hotel/restaurant.

- Well presented traditional terraced property
- Prime location
- Stunning harbour/ sea views
- Three double bedrooms
- Immaculate conditon
- LPG gas fired central heating
- Ground floor bathroom
- Enclosed garden grounds with rear access
- Spacious dining kitchen
- Fully double glazed



Positioned in a prime location with enchanting seaside vistas, this immaculately presented, 3-bedroom terraced house is a testament to traditional charm and modern convenience. Boasting stunning harbour and sea views that greet you as you step inside, this well-appointed residence promises a serene coastal living experience. The spacious interior features three generously sized double bedrooms, perfect for modern-day living, while the ground floor bathroom offers practicality without compromising on style as well as a generous sized lounge making for an ideal reception room. The heart of the home lies in the spacious dining kitchen, ideal for culinary creations and gatherings, complemented by the warmth of LPG gas-fired central heating ensuring comfort throughout. With every detail attended to, including full double glazing, this property stands as a refined sanctuary offering both character and functionality.

Stepping outside, the allure of this property continues with its generous outdoor spaces designed for relaxation and enjoyment. The fully enclosed rear garden grounds offer a concrete pathway that winds through gravel borders to a paved patio area.. A timber-built shed provides storage convenience while a stone dyke boundary wall ensures privacy and security. Access to the LPG tank is facilitated by a rear gate surrounded by a stone dyke wall, blending practicality with aesthetics seamlessly. Whether unwinding amidst the landscaping or gazing at the captivating sea views from the comfort of your own home, this property's outside space completes the idyllic coastal lifestyle that this residence embodies. An opportunity not to be missed for those seeking a harmonious blend of captivating views and modern comforts.



Bedroom

15' 3" x 10' 0" (4.64m x 3.04m)

Bright and spacious double bedroom on the ground floor to front of property with large double glazed sash and case window to front providing an outlook over the harbour as well as central heating radiator.

Lounge

15' 3" x 13' 8" (4.64m x 4.17m)

Bright and spacious lounge to front of property with large double glazed sash and case window to front providing outlook over the harbour. Built in display recess, electric feature log burner as well as central heating radiator, TV point as well as access to dining kitchen.

Kitchen

18' 8" x 13' 1" (5.69m x 3.98m)

Generous sized fully installed dining kitchen to rear of property, fully fitted with both floor and wall mounted units. Comprising of stainless steel sink with mixer tap, integrated electric fan oven with gas hob, integrated dish washer as well as plumbing for washing machine. Two UPVC double glazed windows to the rear as well as central heating radiator and access to central heating boiler. Built in storage as well as access to rear porch leading to bathroom.

Bathroom

Bright and spacious bathroom on the ground floor to rear of property comprising of electric shower over bath with tiled walls, separate WC as well as WHB and rear UPVC double glazed window.

Rear porch

Rear access via UPVC double glazed storm door giving access to porch leading to ground floor bathroom and dining kitchen.





Bedroom

14' 5" x 10' 11" (4.40m x 3.32m)

Bright and spacious double bedroom on the upper floor to front of property with large double glazed sash and case bay windows to front providing an outlook over the harbour as well as central heating radiator and built in storage.

Bedroom

18' 4" x 9' 11" (5.59m x 3.03m)

Bright and spacious double bedroom on the upper floor to front of property with large double glazed sash and case bay windows to front providing an outlook over the harbour as well as central heating radiator and built in storage.

Shower Room

6' 4" x 3' 11" (1.93m x 1.19m)

A well proportioned upper floor shower room comprising of walk in shower cubicle with mains shower and tiled wall. Separate WC & WHB also.

Garden

Generous sized fully enclosed rear garden grounds comprising of concrete pathway leading to gravel border with concrete steps leading up to paved patio area with timber built shed. Stone dyke boundary wall as well as access to LPG tank surrounded with stone dyke wall and rear gate access.

On street

1 Parking Space

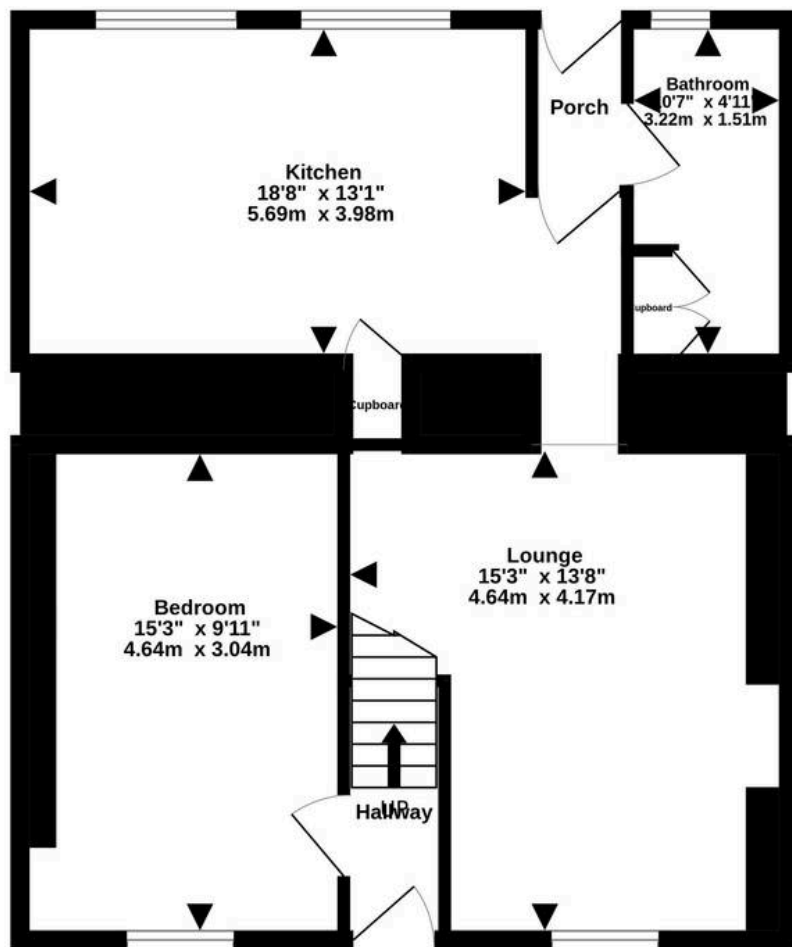
Allocated on street parking to front of property.



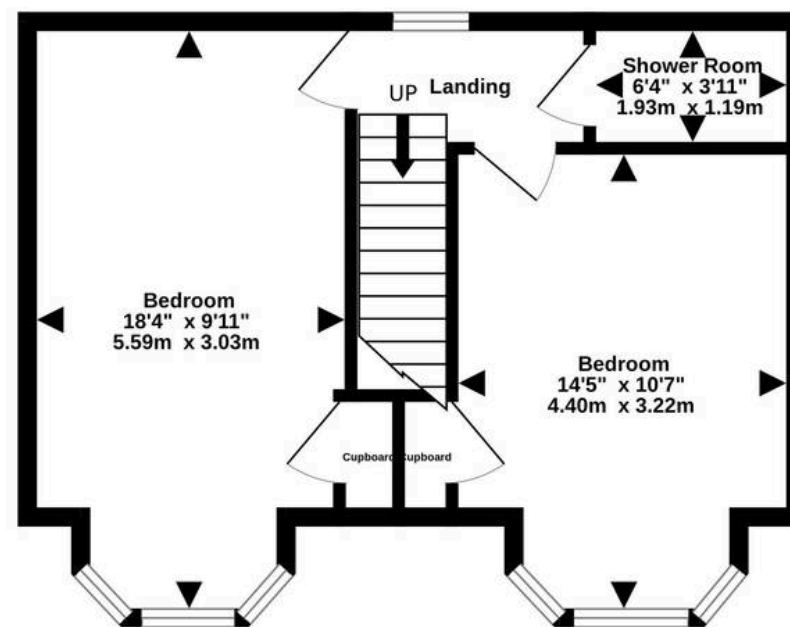




Ground Floor
600 sq.ft. (55.7 sq.m.) approx.



1st Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX TBD **EPC RATING** D(65)

SERVICES

Mains electricity, water & drainage. LPG as fired central heating.

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.

