



Quayside Harbour Row, Isle Of Whithorn

Newton Stewart, DG8 8LL

Offers Over £167,000

Quayside Harbour Row

Isle Of Whithorn, Newton Stewart

The property occupies a prominent position on the harbour front in Isle of Whithorn, a well-established coastal village on the southern Machars peninsula. The immediate surroundings are centred around the working harbour and coastline, with attractive coastal scenery and walking opportunities readily accessible from the village. Isle of Whithorn has a strong village community and a range of local facilities, while the nearby town of Whithorn provides further everyday amenities. Newton Stewart, the principal town serving the Machars area, is also within convenient travelling distance and provides a wider range of shops, schools and services. The wider area is known for its coastline, open countryside and access to the Galloway countryside.

- Traditional stone-built terraced cottage
- Harbour-front position in Isle of Whithorn
- Two well-proportioned bedrooms
- Principal bedroom with views over the harbour & en-suite shower room
- Separate family bathroom
- Spacious lounge with stone fireplace
- Generous kitchen with adjoining dining area
- French doors providing direct access to the rear garden
- Well-established, enclosed rear garden arranged over several levels
- Open outlook towards surrounding countryside and coastline from the rear



Quayside Harbour Row

Isle Of Whithorn, Newton Stewart

A traditional stone-built two-bedroom terraced cottage occupying an excellent harbour-front position in the coastal village of Isle of Whithorn. The property provides surprisingly generous accommodation extending to approximately 1,109 sq.ft. and combines a prominent waterfront setting with a well-established garden to the rear.

The accommodation is arranged entirely on the ground floor and is accessed into a spacious central hallway. The lounge is a generous room with a stone fireplace forming the main focal point and French doors opening directly to the rear garden.

The kitchen is well proportioned and fitted with a range of floor and wall-mounted units together with a central island and Belfast-style sink. It opens directly into a separate dining area, creating a spacious kitchen/dining arrangement, with further French doors providing access to the garden.

There are two good-sized bedrooms. The principal bedroom is positioned to the front of the property and enjoys views across the harbour, while also benefiting from its own en-suite shower room. The second bedroom is also generously proportioned. A separate bathroom completes the accommodation.



Externally, the enclosed rear garden is arranged over several levels and incorporates gravelled and paved areas, established shrubs and planting, stone-built boundaries and a timber garden shed. Steps lead through the upper sections of the garden, from where there is an open outlook towards the surrounding countryside and coastline.

The property's combination of substantial single-storey accommodation, two bathroom facilities, harbour-front setting and established rear garden makes it an unusual property within the village.

Hallway

A spacious central hallway providing access to the main accommodation. Features a glazed roof section allowing good natural light, timber balustrading, wall-mounted radiators and a recessed area suitable for coats and footwear. Generous built in storage also.

Bedroom

12' 5" x 11' 11" (3.78m x 3.63m)

Well-proportioned double bedroom with a large front-facing window providing good natural light and views over the harbour. There is ample space for freestanding bedroom furniture together with direct access to the en-suite shower room.

En-Suite

7' 11" x 7' 3" (2.42m x 2.22m)

Well-presented en-suite fitted with a three-piece suite comprising shower enclosure with electric shower, WC and wash hand basin. Tiled flooring with partial wall tiling, recessed ceiling lighting and window providing natural light and ventilation.

Bedroom

15' 2" x 9' 11" (4.62m x 3.02m)

Spacious double bedroom with a front-facing window providing views over the harbour. The room is well proportioned and benefits from built-in storage cupboards, fitted carpet, radiator and ceiling lighting.





Bathroom

8' 11" x 6' 8" (2.72m x 2.03m)

Fitted with a white suite comprising bath with shower over and glazed screen, WC and wash hand basin. Tiled walls around the bath, additional wall panelling, recessed ceiling lighting and a window providing natural light and ventilation.

Lounge

18' 1" x 11' 7" (5.51m x 3.53m)

Spacious lounge with a large window and glazed double doors providing good natural light and access to the outside. Feature stone fireplace with timber mantel and inset stove, fitted carpet, radiator and ample space for a range of lounge furniture.

Kitchen

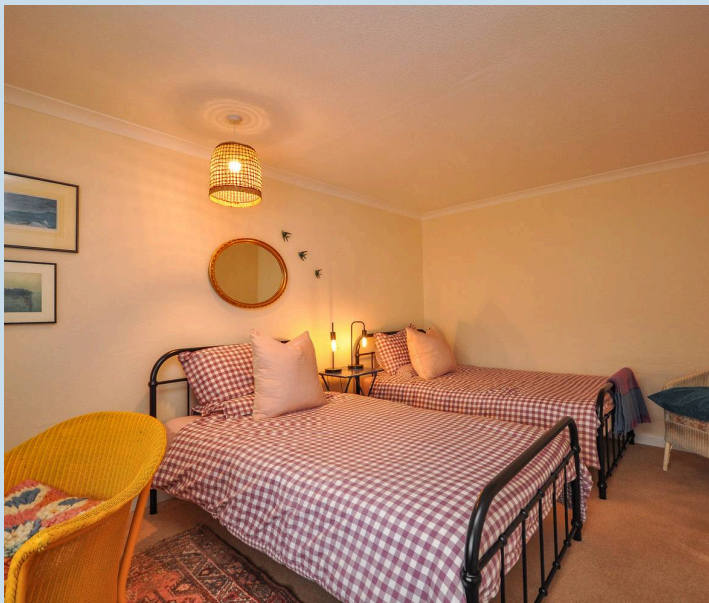
13' 9" x 11' 6" (4.19m x 3.51m)

Well-proportioned kitchen open to the adjoining dining area, fitted with a range of timber-fronted wall and base units with contrasting worktops and tiled splashbacks. Central island provides additional worktop and storage space, with a Belfast-style sink positioned beneath a large window. Space and plumbing are provided for freestanding appliances.

Dining Area

11' 5" x 7' 1" (3.48m x 2.16m)

Well-proportioned dining area open to the kitchen, providing ample space for a family dining table and chairs. Finished with decorative wall panelling and recessed ceiling lighting, with the open layout creating a practical connection between the two areas. There is also rear exterior access to garden grounds via UPVC double glazed French doors providing natural light also.

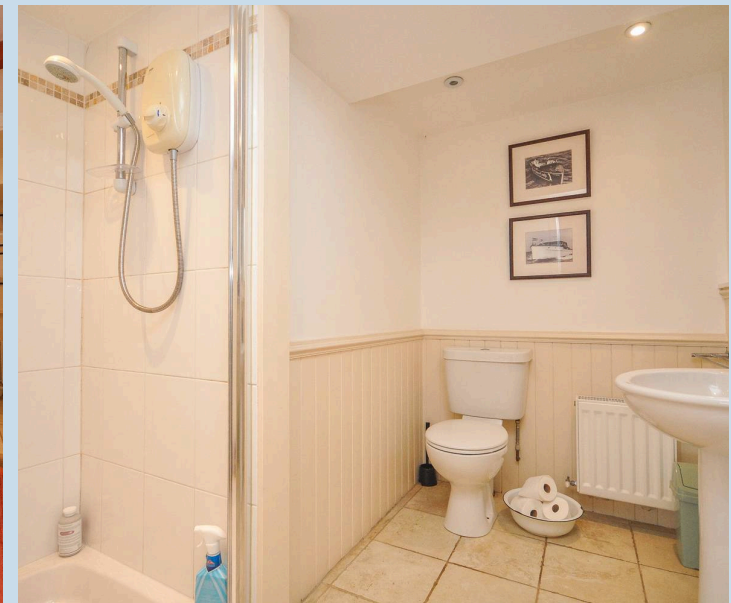


GARDEN

A well-established and enclosed rear garden arranged over several levels, with gravelled and paved areas, mature shrubs, planting and stone-built boundaries. Steps lead to a raised section of garden with further planting and a timber garden shed. The garden enjoys an open outlook across adjoining countryside towards the sea as well as gated access for rear vehicular parking and coastal path.

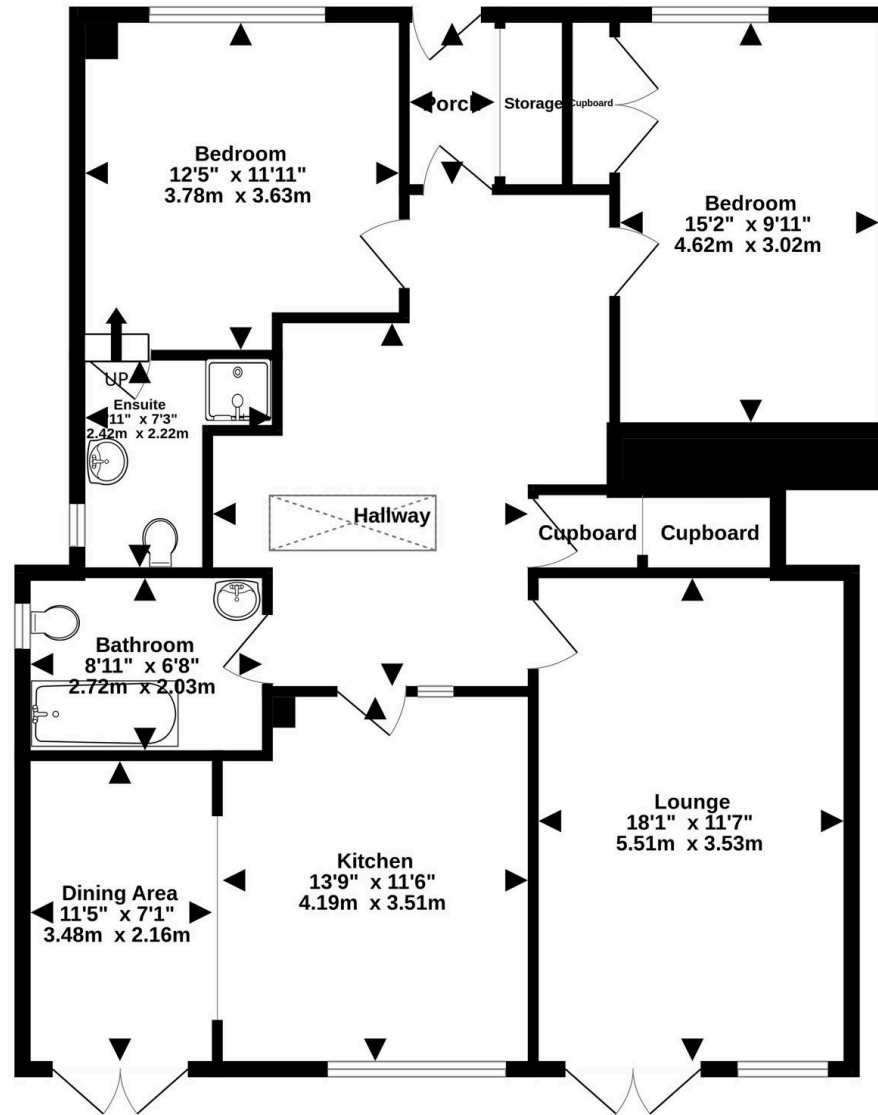
ON STREET

1 Parking Space





Ground Floor
1109 sq.ft. (103.0 sq.m.) approx.



NOTES

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

It is understood that there will be other items available subject to separate negotiation.

COUNCIL TAX Band B

EPC RATING: E (52)

SERVICES Mains water, drainage and electricity. Oil 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.

