

GAP
galloway & ayrshire properties

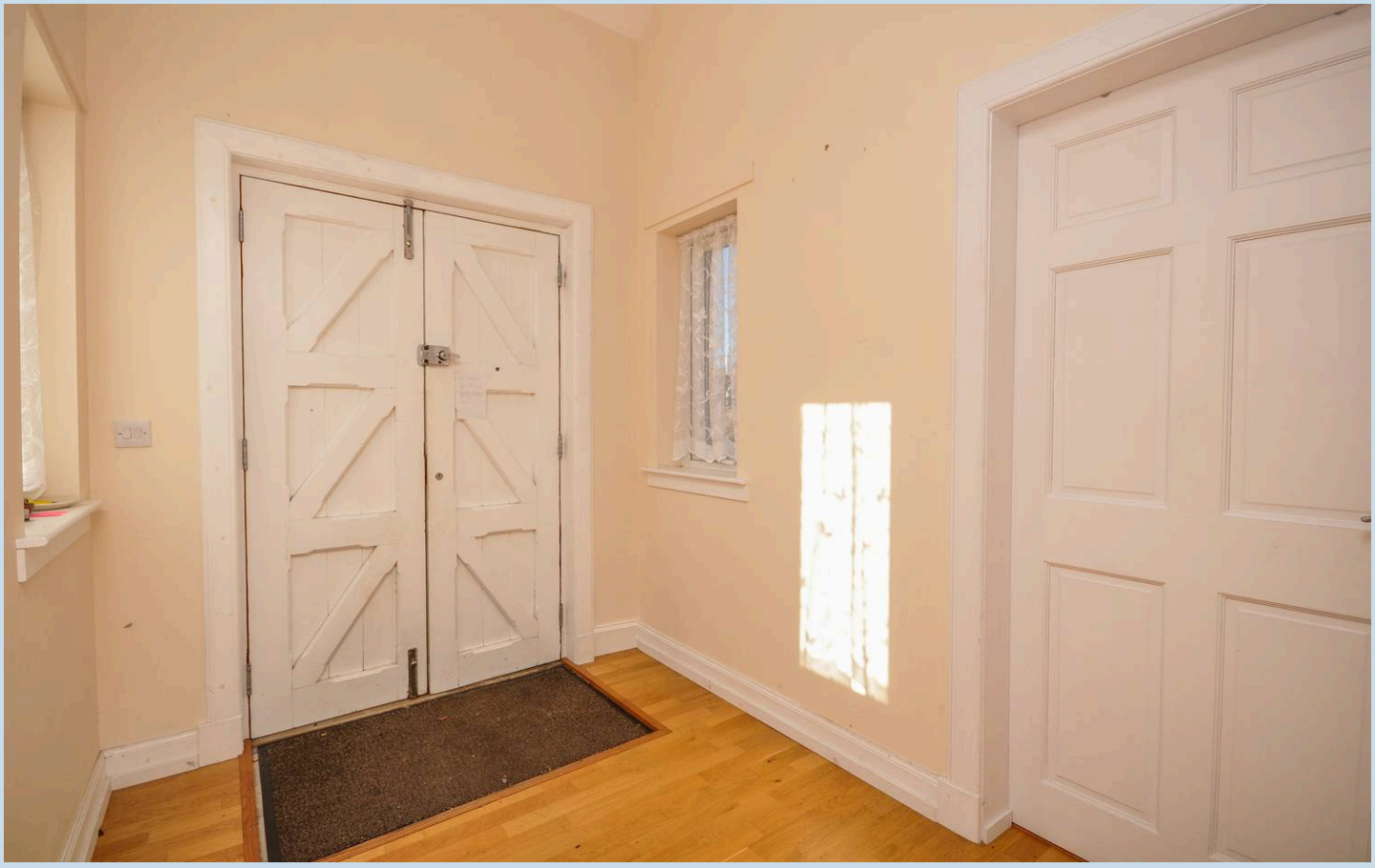
10 St. Ninian's Grove, Whithorn

Newton Stewart, DG8 8PT

Guide Price £285,000

St Ninians Grove is situated on the outskirts of the historic Royal Burgh of Whithorn, within the Machars peninsula in southwest Scotland. The property occupies an attractive semi-rural setting, surrounded by open agricultural countryside and benefiting from views towards the coastline. Whithorn provides a range of local amenities, including shops, a pharmacy, primary school, medical practice and local businesses. The town is also recognised for its considerable historical significance, particularly its association with St Ninian and the remains of Whithorn Priory. The nearby coastal village of the Isle of Whithorn, approximately three miles to the south, offers an attractive harbour setting, coastal walks and opportunities for sailing and other recreational activities. The market town of Newton Stewart, approximately 18 miles to the north, provides a more extensive selection of facilities, including supermarkets, secondary schooling, leisure facilities, independent shops and healthcare services. The surrounding Machars countryside offers a range of outdoor pursuits, including walking, cycling, fishing and access to the area's varied coastline and beaches. The location combines the benefits of a peaceful countryside setting with access to everyday amenities and road connections to the wider Dumfries and Galloway region.

- Modern detached villa constructed in 2018
- Situated on a generous plot within St Ninians Grove, Whithorn
- Three double bedrooms, including one on the ground floor
- Spacious open-plan kitchen, dining and living accommodation
- Open countryside and coastal views to the rear
- Lounge with feature fireplace and patio doors to the rear garden
- First-floor galleried landing overlooking the ground-floor
- Ground-floor shower room and first-floor family bathroom
- Extensive gravelled driveway providing generous off-road parking







An opportunity to acquire a modern detached villa, constructed in 2018 and occupying a generous plot within St Ninians Grove on the outskirts of the historic town of Whithorn. The property provides spacious and flexible three-bedroom accommodation over two floors, with a particular feature being the open-plan kitchen, dining and living area, together with a galleried first-floor landing. The property also benefits from extensive off-road parking, substantial garden grounds and attractive countryside and coastal views to the rear.

The accommodation is accessed through double entrance doors opening into a welcoming hallway, finished with timber flooring and neutral décor. The hallway provides access to the ground-floor bedroom, shower room and principal living accommodation.

The main living area is arranged in an open-plan layout, incorporating the lounge, dining area and kitchen. The lounge features timber flooring, a contemporary wall-mounted feature fireplace and a double-glazed window providing natural light. Sliding patio doors open directly onto the rear garden, allowing views across the garden grounds and surrounding countryside.

The adjoining dining area provides generous space for dining furniture and connects directly with the contemporary fitted kitchen. The kitchen comprises a range of grey high-gloss wall and floor-mounted units with contrasting light-coloured worktops, incorporating a built-in electric oven, hob and stainless steel extractor hood. A breakfast bar provides additional worktop and seating space, while stone-effect floor tiling distinguishes the kitchen area from the adjoining timber-floored accommodation.



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Also situated on the ground floor is a well-proportioned bedroom, finished with timber flooring and neutral décor. This room provides flexibility for use as a bedroom, guest accommodation or home office. Completing the ground-floor accommodation is a spacious shower room comprising a corner shower enclosure with glazed doors, WC and pedestal wash hand basin, finished with grey wall tiling and contrasting floor tiles.

A carpeted staircase leads to the first floor, where a distinctive galleried landing overlooks the ground-floor living accommodation below. The landing features white-painted timber balustrades and roof windows, allowing additional natural light into the central area of the property.

The first floor comprises two generously proportioned double bedrooms, both finished with neutral décor and fitted carpeting. The principal bedroom benefits from a double-glazed window providing attractive views across neighbouring farmland towards the distant coastline, together with a built-in storage cupboard.

The second first-floor bedroom is also a spacious double room, with a double-glazed window, radiator and sloping ceiling sections.

The family bathroom is fitted with a white three-piece suite comprising a bath with overhead shower and glazed shower screen, WC and wash hand basin. The room features contemporary grey wall tiling, white floor tiles and an obscure double-glazed window. An additional box room and built-in cupboards provide useful storage facilities.

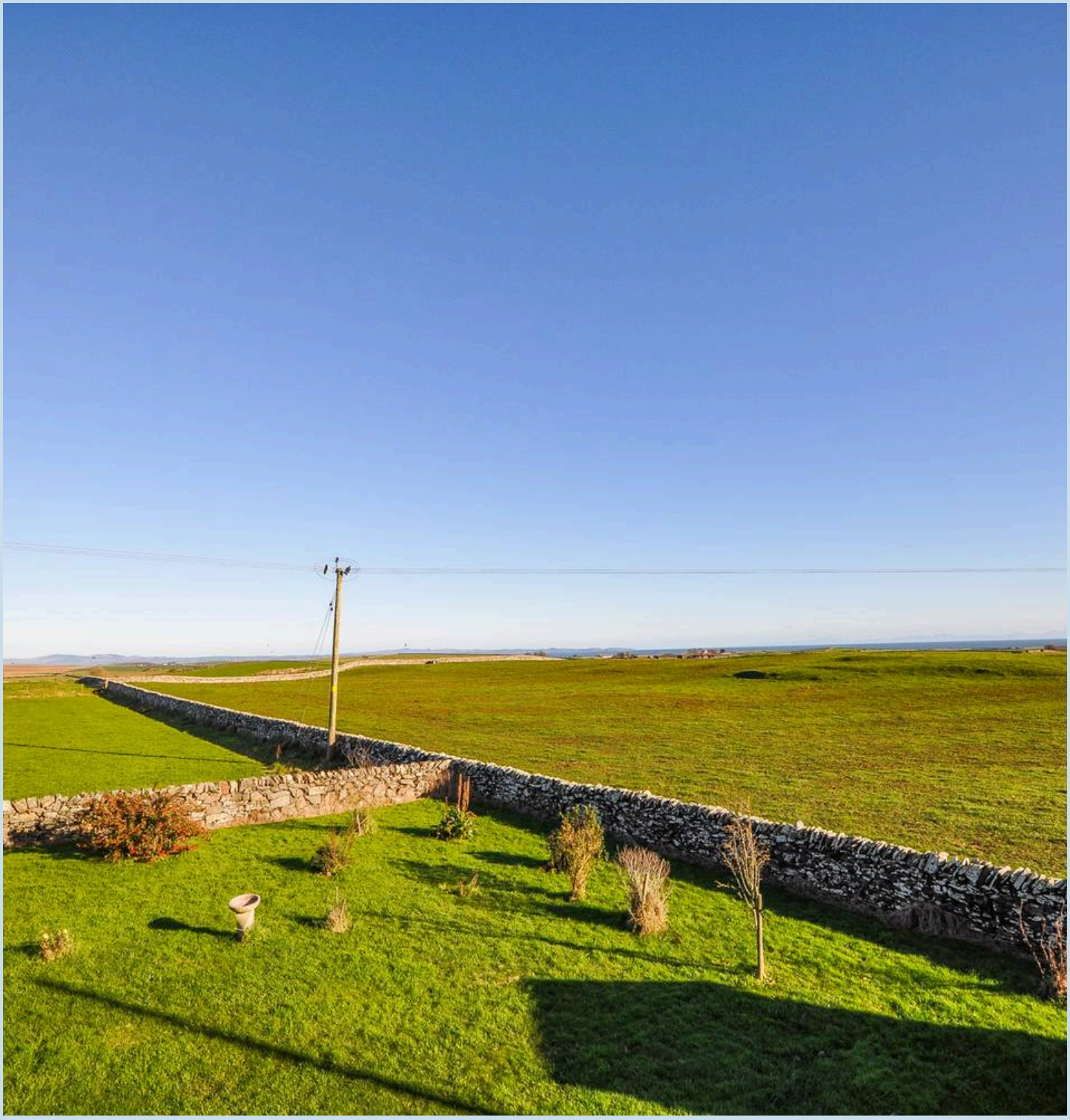


Externally, the property occupies a substantial plot with an extensive gravelled driveway to the front, providing ample off-road parking for several vehicles. A paved pathway leads to the main entrance, with traditional stone boundary walls, established shrubs and ornamental planting surrounding the driveway.

The garden grounds extend around the side and rear of the property and are predominantly laid to lawn, with a selection of shrubs, young trees and established planting. A timber garden shed provides additional storage, while a combination of traditional stone boundary walls and timber fencing defines the grounds.

The rear garden can be accessed directly from the lounge by way of sliding patio doors and enjoys an open outlook across surrounding farmland towards the distant coastline and hills. These extensive views are a particular feature of the property and its setting.

Overall, this is a modern, well-proportioned detached home offering flexible accommodation, generous external space and an attractive rural outlook, whilst remaining conveniently positioned for the local amenities of Whithorn.



Entrance hall
Well-presented entrance hallway accessed via double entrance doors, featuring timber flooring, neutral décor and side windows providing natural light.

Lounge/ Dining Area
27' 4" x 21' 7" (8.32m x 6.58m)
Bright, well-proportioned lounge forming part of the open-plan living accommodation, featuring timber flooring, a contemporary wall-mounted feature fireplace and double-glazed window with radiator beneath. Large sliding patio doors provide direct access to the garden, while rooflights offer additional natural light. A carpeted staircase with timber handrail and painted balustrade leads to the first floor, with a galleried landing overlooking the lounge.

Kitchen
14' 7" x 8' 9" (4.44m x 2.67m)
Contemporary fitted kitchen forming part of the open-plan kitchen, dining and living accommodation. Comprises a range of grey high-gloss wall and floor-mounted units with contrasting light-coloured worktops, incorporating a built-in electric oven, hob with stainless steel extractor hood above and sink with mixer tap. Features a breakfast bar providing additional worktop and seating space, grey stone-effect tiled flooring and a double-glazed window allowing natural light into the room. The kitchen opens directly into the adjoining dining area and lounge.

Shower Room
8' 9" x 6' 8" (2.67m x 2.02m)
Spacious ground-floor shower room fitted with a white three-piece suite comprising a corner shower enclosure with glazed sliding doors, pedestal wash hand basin and WC. Features grey wall tiling to dado height, full-height tiling within the shower enclosure, contrasting light-coloured floor tiles and a wall-mounted grab rail. An obscure double-glazed window provides natural light and ventilation.













Bedroom
10' 7" x 8' 10" (3.22m x 2.69m)
Well-proportioned ground-floor bedroom with neutral décor, timber flooring and white skirting boards. Features a double-glazed window providing natural light, radiator beneath, ceiling light fitting and a white panelled internal door.

Galleried Landing
Spacious first-floor galleried landing featuring fitted carpet, white-painted timber balustrades and two Velux-style roof windows providing natural light. The open design overlooks the ground-floor accommodation below, creating a sense of space between the two levels. Provides access to the first-floor bedrooms, bathroom and box room.

Bedroom
13' 10" x 13' 0" (4.22m x 3.97m)
Spacious double bedroom with neutral décor, fitted grey carpet and white skirting boards. Features a double-glazed window with radiator beneath, ceiling light fitting and built-in storage cupboard. A particular feature is the open outlook across the surrounding farmland towards the distant coastline.

Bathroom
8' 9" x 7' 4" (2.67m x 2.24m)
Modern first-floor bathroom fitted with a white three-piece suite comprising a bath with overhead shower and glazed shower screen, WC and pedestal wash hand basin. Features contemporary grey wall tiling, contrasting white floor tiles and a double-glazed obscure window providing natural light and ventilation. The room also benefits from a recessed tiled shelf beside the bath.

Box Room
4' 10" x 4' 7" (1.48m x 1.40m)
A well proportioned box room on the first floor allowing for additional storage or a potential home office/ study.

Bedroom
13' 6" x 10' 7" (4.11m x 3.22m)
Spacious double bedroom with neutral décor, fitted grey carpet and white skirting boards. Features a double-glazed window providing natural light, radiator beneath, ceiling pendant light fitting and sloping ceiling sections characteristic of the upper floor.

Rear Garden

Generous rear garden, predominantly laid to lawn with a selection of established shrubs, young trees and planting. The garden is bounded by traditional stone walls and timber fencing, with a timber garden shed providing additional storage. Sliding patio doors from the lounge provide direct access to the garden, which enjoys an open outlook across the surrounding farmland towards the distant hills.

Side Garden

Additional lawned garden areas extending along each side of the property, enclosed by traditional stone boundary walls and timber fencing. Features a selection of established shrubs and planting, with a paved pathway providing access around the property. A gas storage tank is positioned towards the far end of the garden, with open countryside beyond the boundary walls

DRIVEWAY

3 Parking Spaces

Gravelled driveway providing access to the property, bordered by traditional stone boundary walls. A paved pathway leads through the grounds, with adjoining lawned areas, established shrubs and ornamental planting. The approach is framed by mature trees and stonework, complementing the property's rural setting.















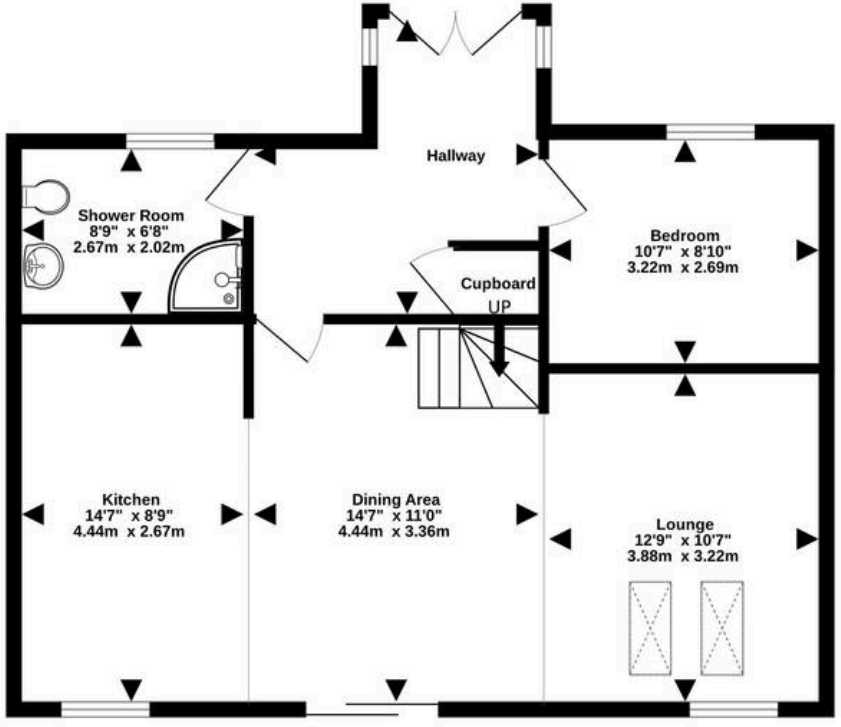




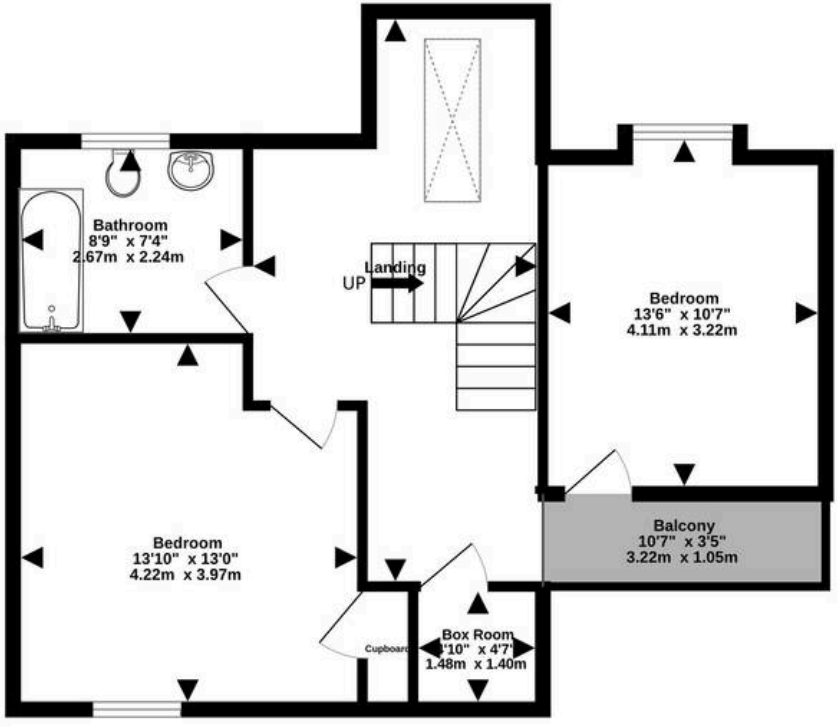




Ground Floor
678 sq.ft. (63.0 sq.m.) approx.



1st Floor
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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 E **EPC RATING**: D(65)

SERVICES

Mains water, drainage and electricity. LPG 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.

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The Property Ombudsman