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Bowling Green

11 George Street, Whithorn

Newton Stewart

Offers Over £185,000



11 George Street

Whithorn, Newton Stewart

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 and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel, chemists and general practice healthcare. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well known Book Town of Wigtown is only 8 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (30 miles).

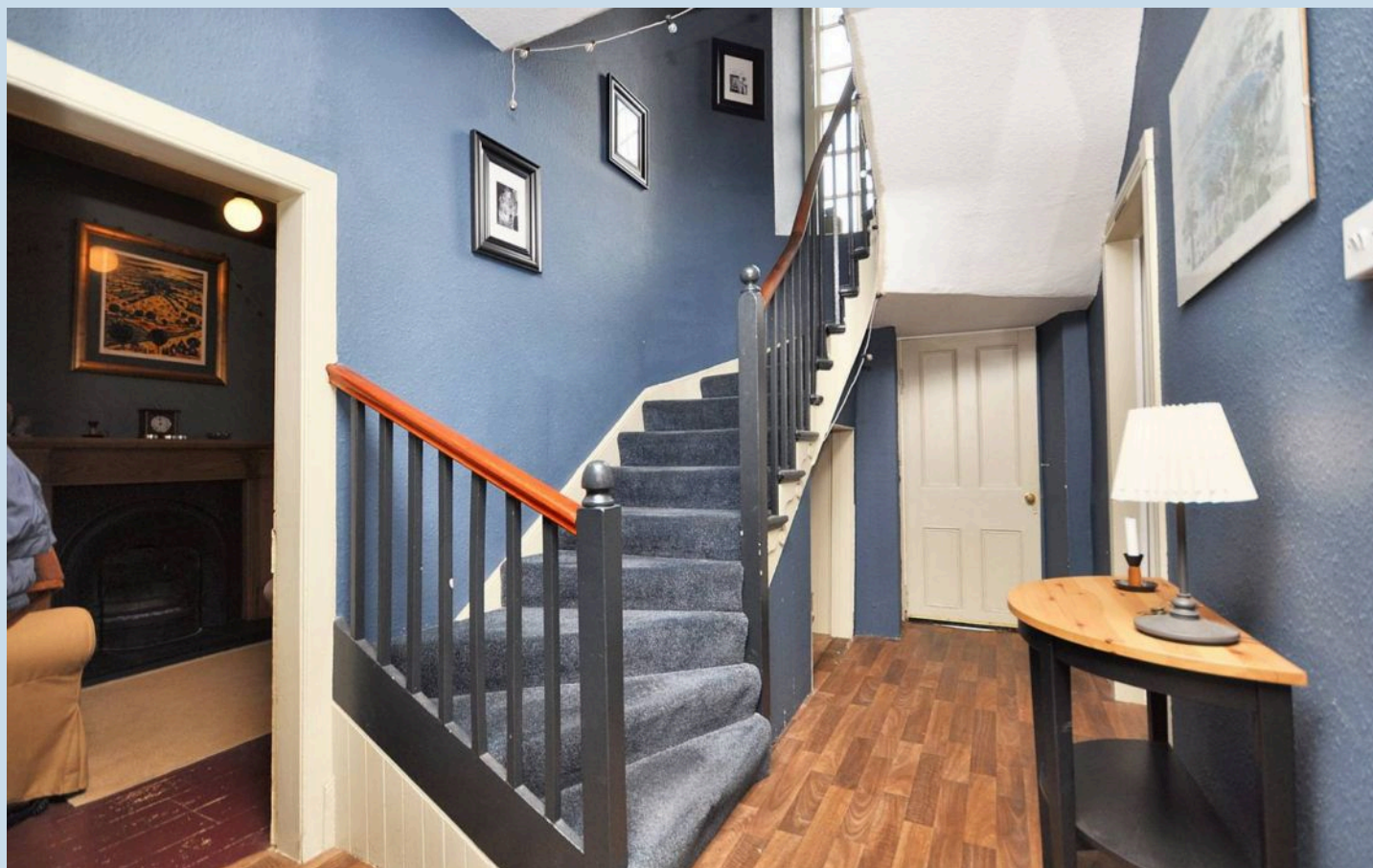
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Traditional stone built property
- Spacious accommodation
- Convenient location
- Large enclosed rear garden
- Outbuildings to the rear
- Ideal family home
- Traditional features
- Fully double glazed
- Close to all local amenities







11 George Street

Whithorn, Newton Stewart

Within a convenient location, this 4-bedroom mid-terraced house presents a unique opportunity to acquire a traditional stone-built property boasting spacious accommodation and a large enclosed rear garden. This ideal family home exudes charm with its traditional features and vast living spaces, providing a perfect sanctuary for those seeking comfort and style. Upon entering, you are greeted by a warm and inviting ambience that permeates throughout the house. Each room has been thoughtfully designed to offer functionality without compromising on aesthetics. The fully double-glazed windows flood the interior with natural light, creating a bright and airy atmosphere that is both welcoming and uplifting. The interior layout of the property flows from room to room, offering a perfect balance between form and function.

Stepping outside, a large enclosed rear garden awaits. The outbuildings to the rear offer additional storage space or potential for further development, catering to various needs and preferences. Located in close proximity to all local amenities, including schools, shops, and transport links. In summary, this 4-bedroom mid-terraced house combines modern comfort with timeless elegance. With its convenient location, spacious interiors, and attractive features, this property is sure to appeal to families seeking a harmonious blend of practicality and charm. Viewings are to be thoroughly recommended.



Hallway

Front entrance leading into hallway providing access to full ground floor living accommodation as well as stairs allowing access to upper level accommodation. Built in storage and electric storage heater as well as rear outside access.

Lounge

12' 11" x 12' 9" (3.94m x 3.89m)

Generous sized ground floor reception room with two sash and case double glazed windows as well as feature fireplace currently housing a wood burning stove and built in display recess. Electric storage heater also.

Bedroom (ground floor)

11' 6" x 6' 6" (3.50m x 1.98m)

Ground floor bedroom to front of property with large sash and case double glazed window.

Sitting room

13' 3" x 9' 10" (4.03m x 3.00m)

Heading towards rear of property, sitting room with feature fire place and built in display recess' as well as providing access to kitchen.

Kitchen

10' 6" x 7' 7" (3.19m x 2.30m)

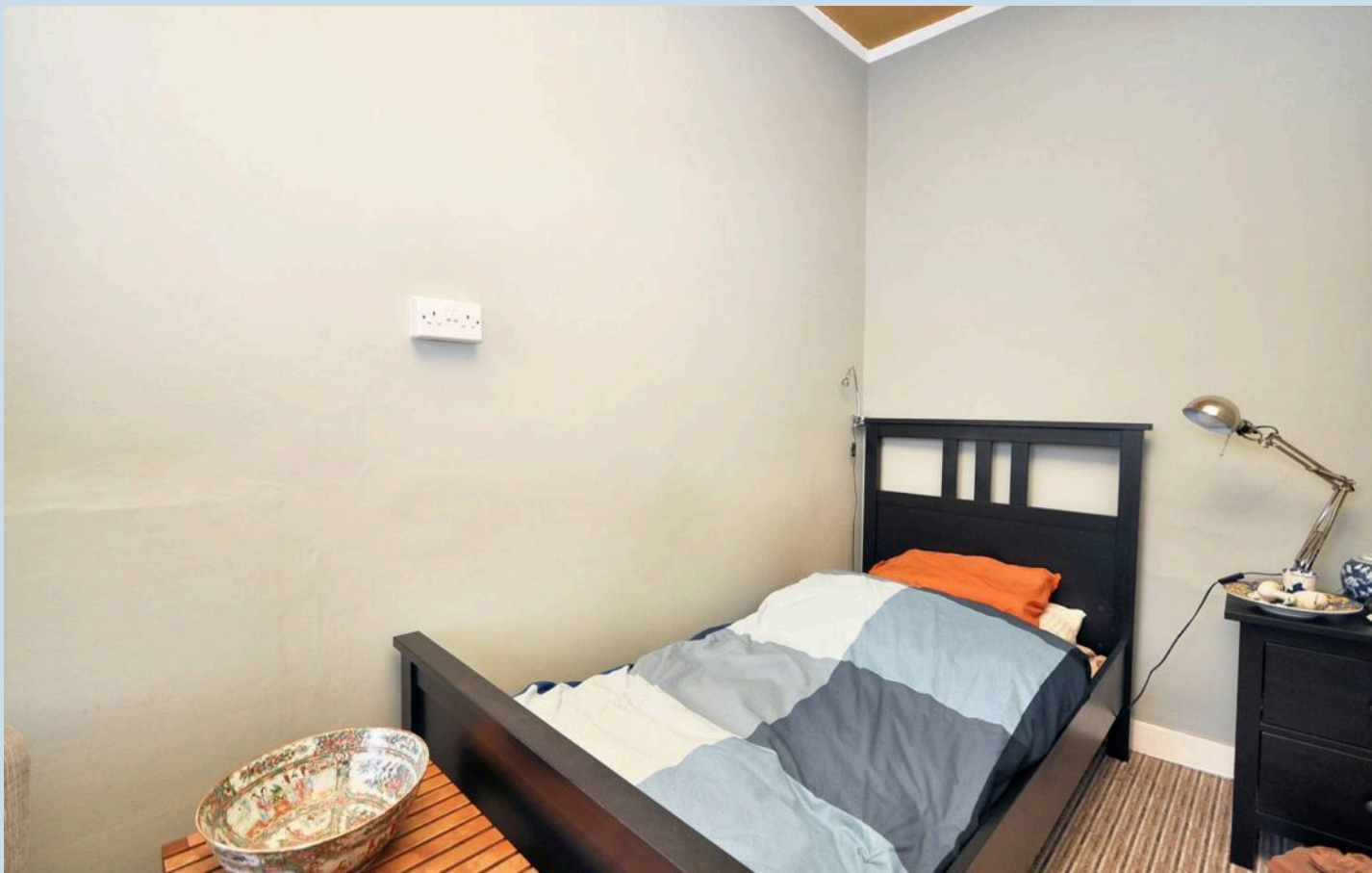
Fully fitted kitchen to the rear with both floor and wall mounted units to include; integrated electric van oven and hob, integrated microwave, stainless steel sink with mixer tap as well as integrated fridge freezer. Double glazed sash and case window to the rear also.

Bathroom

8' 4" x 6' 6" (2.55m x 1.98m)

Spacious bathroom to the rear comprising of electric shower over bath, separate toilet and WHB as well as splash panel boarding and double glazed window. Wall mounted cabinet with built in shaver-supply unit, downflow heater and electric heated towel rack.





Landing

Open landing providing access to upper level accommodation with large double glazed sash and case window to the rear for natural light.

Upper Lounge

15' 7" x 13' 8" (4.75m x 4.17m)

Spacious lounge on the upper level with two double glazed sash and case windows, feature fire place with built in display recess and built in storage. Electric storage heater, traditional cornice plaster work as well as access to bedroom/ study.

Bedroom/ Study

11' 6" x 7' 6" (3.50m x 2.29m)

Currently used as a study with the potential for a bedroom accessed off of the lounge with large sash and case double glazed window.

Bedroom

12' 4" x 9' 10" (3.75m x 3.00m)

Double bedroom on the upper level with built in display recess, double glazed sash and case window to the rear as well as electric storage heater.

Bedroom

12' 8" x 6' 6" (3.86m x 1.98m)

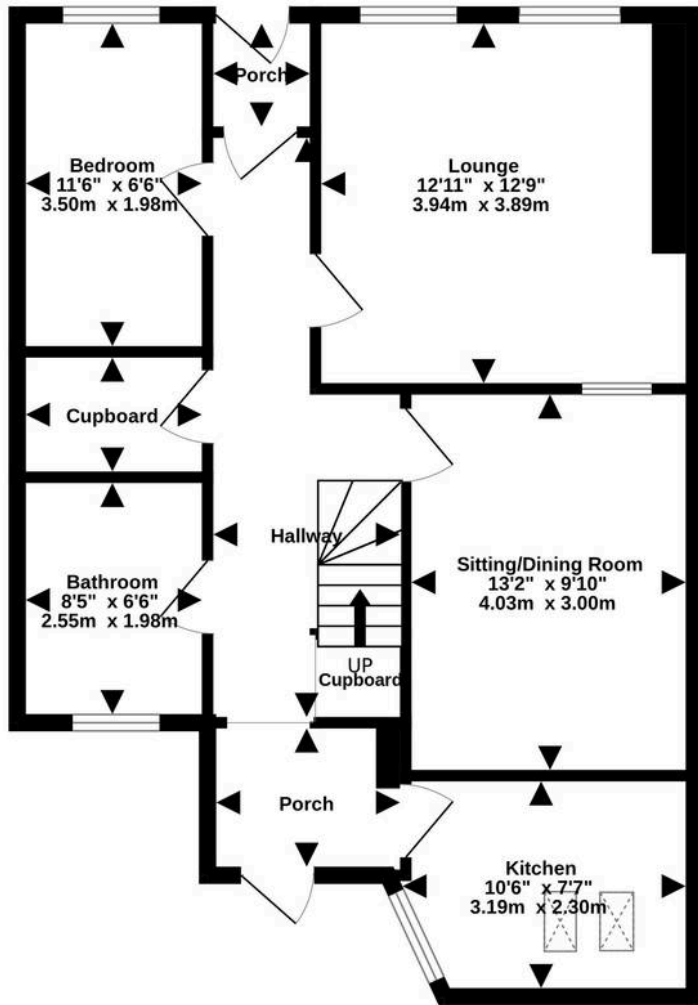
Bright and spacious bedroom on the upper level with double glazed sash and case window to the rear as well as WHB and electric storage heater.

Garden

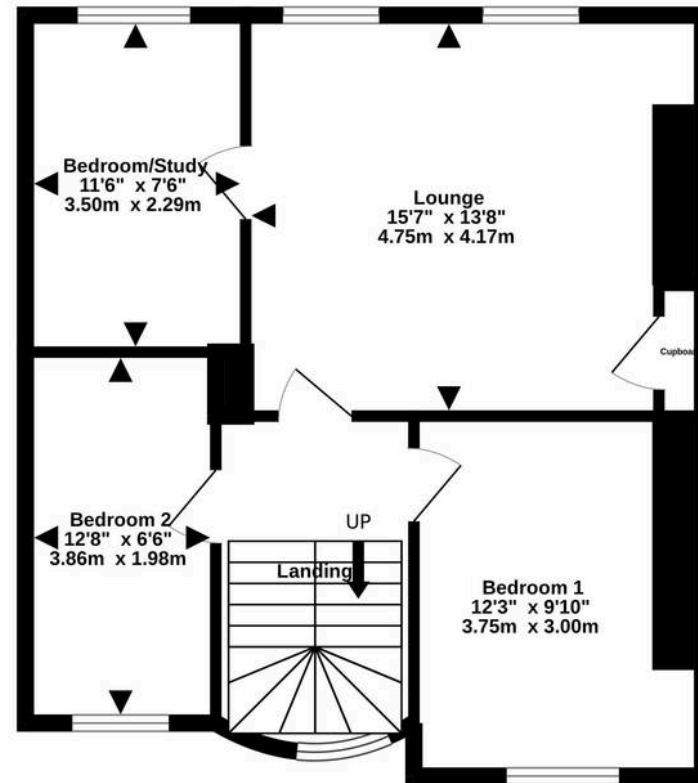
Large enclosed garden to the rear overlooking over the country side and beyond comprising of large maintained lawn area as well as concrete patio area providing access to outbuildings. Planting borders and fenced borders as well as stone dyke wall to the rear.



Ground Floor
673 sq.ft. (62.6 sq.m.) approx.



1st Floor
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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.

