



**12 Rosie's Brae, Isle Of Whithorn**

Newton Stewart

**Offers Over £280,000**







# 12 Rosie's Brae

## Isle Of Whithorn, Newton Stewart

The Isle of Whithorn itself is a charming village settled around a natural, working harbour. Local amenities include a hotel, bowling green and village hall. Most other facilities are to be found in the neighbouring village of Whithorn including general practice healthcare, a primary school and a further range of shops. Other centres located close by include Wigtown, Scotland's National Book town and Newton Stewart, a bustling market town with hospital, secondary school, cinema and supermarkets. The larger conurbations of Stranraer and Dumfries lie within easy driving distance. There are also numerous sites of historical interest within the area and access to a full range of outdoor pursuits including walking, bird watching, fishing and excellent golf courses.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached bungalow
- Prime location
- Sat on a generous plot
- Recently installed Air Source central heating (2023)
- Recently installed (2023) solar panels (fully registered)
- New UPVC double glazing (2024)
- Multi fuel burning stove
- Integral garage
- Stunning views over Galloway Hills
- Stunning sea & coastal views
- Excellent WiFi and Cellular coverage











Set in a prime location offering stunning views over the Galloway Hills and the picturesque coastal vistas, this impressive 3-bedroom detached bungalow presents a rare opportunity for those seeking a spacious and luxuriously appointed home. Sat on a generous plot, the property boasts a range of modern features including recently installed Air Source central heating and solar panels completed in 2023 and new UPVC double glazed windows in 2024. The interior is complemented by a multi-fuel stove, creating a warm and inviting ambience for those cosy evenings in. The living space is further enhanced by an integral garage providing convenience and practicality for modern living.

As you step outside, the fully enclosed generous garden grounds to the rear capture the essence of tranquillity, offering elevated panoramic views over the rolling Galloway hills and the captivating sea views and coastal scenery stretching out towards the Cumbrian Hills. A concrete slab pathway meanders down the mature garden grounds, leading to a raised decking area that serves as the perfect vantage point to soak in the surrounding natural beauty.





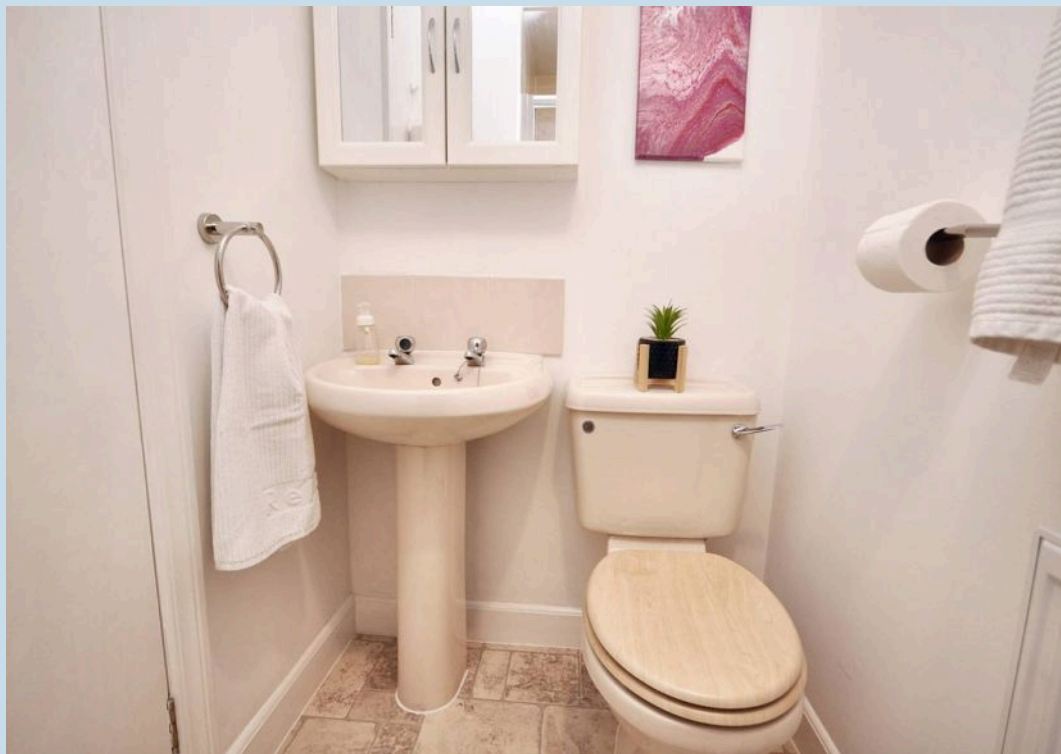


A generously sized summer house, fully powered and built in 2023, further enhances the outdoor space, providing a tranquil retreat for relaxation. The meticulously maintained lawn is bordered by established stone dyke plantings and hedgerows, extending to highly productive allotments and a spacious greenhouse, ideal for growing a variety of fruits and vegetables.

To the front of the property, the expansive tarmac driveway leads to the front entrance and integral garage, offering ample off-road parking for multiple vehicles. The front garden features another well-maintained lawn, adorned with planted hedging and shrubbery, while exterior downlighters illuminate the frontage of the property. The integral garage, complete with a motorised up-and-over door, provides convenience with rear access, a utility area with plumbing for a washing machine, and ventilation for a tumble dryer. With numerous storage options, exterior taps, lighting, and power points throughout the exterior, this property offers a perfect blend of modern convenience and natural serenity, creating a truly remarkable living experience for its fortunate new owners.









### Entrance porch

Front entrance porch with UPVC double glazed panel door as well as side double glazed window giving access into hallway. Bright and spacious, overlooking front garden grounds.

### Hallway

Spacious and open hallway giving access to full living accommodation as well as access via hatch to loft space. Built in storage, BT phone socket as well as thermostatic control for central heating.

### Lounge

17' 6" x 10' 11" (5.33m x 3.32m)

Generous sized lounge to rear of property offering a bright and spacious reception room currently benefiting from large double glazed window to rear over looking rear garden grounds with views to Galloway hills as well as sea views to the Cumbrian border & beyond. Feature multi fuel burning stove (installed 2022), central heating radiator as well TV point and access to dining kitchen.

### Dining kitchen

10' 4" x 9' 5" (3.14m x 2.87m)

Bright and modern, fully fitted dining kitchen with both floor and wall mounted units. Fitted with integrated appliances to include, electric fan twin oven as well as ceramic hob and fitted extractor fan. Under counter fridge and separate under counter freezer, integrated dish washer (2023) and wall mounted microwave. Large white ceramic 1 and half sink with drainer and mixer tap as well as large double glazed window providing front outlook over garden grounds and access to integral garage.

### Bathroom

7' 7" x 6' 6" (2.32m x 1.98m)

Spacious bathroom to rear of property comprising of electric shower over bath as well as separate toilet and WHB. Tiled walls with double glazed window to rear and wall mounted towel rack. Wall mounted mirrored cabinets.







### **Bedroom**

11' 6" x 9' 0" (3.50m x 2.74m)

Generous sized double bedroom to rear of property with En-Suite shower room and generous built in storage. Large double glazed windows providing rear outlook to the Galloway Hills and the garden grounds . Central heating radiator also.

### **En-suite**

7' 8" x 3' 9" (2.34m x 1.15m)

En-suite shower room accessed off rear double bedroom comprising of walk in tiled shower cubicle with electric shower as well as separate toilet and WHB. Wall mounted mirrored cabinet as well as central heating radiator.

### **Bedroom**

9' 0" x 8' 6" (2.74m x 2.59m)

Double bedroom to front of property with large double glazed windows providing tranquil outlook over front garden grounds & beyond. Generous built in storage as well as central heating radiator.

### **Bedroom**

10' 4" x 8' 0" (3.14m x 2.45m)

Currently used as a dressing room, a well proportioned double bedroom to front of property with double glazed window providing an outlook over front garden grounds & beyond. Generous built in storage as well as central heating radiator.





## GARDEN

Fully enclosed generous garden grounds to the rear providing elevated views over Galloway hills as well as coastal views over the village stretching out as far as the Cumbrian border. The mature garden grounds comprise of concrete slab pathway from the rear of the property leading down the full garden grounds. Raised decking area making an ideal vantage point overlooking to surrounding views giving access to generous sized summer house (fully powered) built in 2023. Generous sized well maintained lawn with surrounding established stone dyke planting borders and border hedging. Stretching down to highly productive allotments growing a variety of fruits & vegetables as well as generous sized greenhouse. Separate shed for storage as well as log store, power points to rear, exterior taps and flood lighting.

## GARDEN

Generous sized garden grounds to front of property with large tarmac driveway leading down to front entrance of integral garage. Large well maintained lawn area with planted hedging and shrubbery. Exterior down lighters to front of property as well as exterior tap and power points to front also.

## Driveway

4 Parking Spaces

Large tarmac driveway to front of property allowing for ample off road parking for multiple vehicles.

## Garage

Single Garage

Spacious integral garage accessed off dining kitchen as well as motorised up and over door to front and rear access via UPVC door and double glazed window. Utility area to the rear with plumbing for washing machine as well as ventilation for tumble dryer. Fitting for generator.





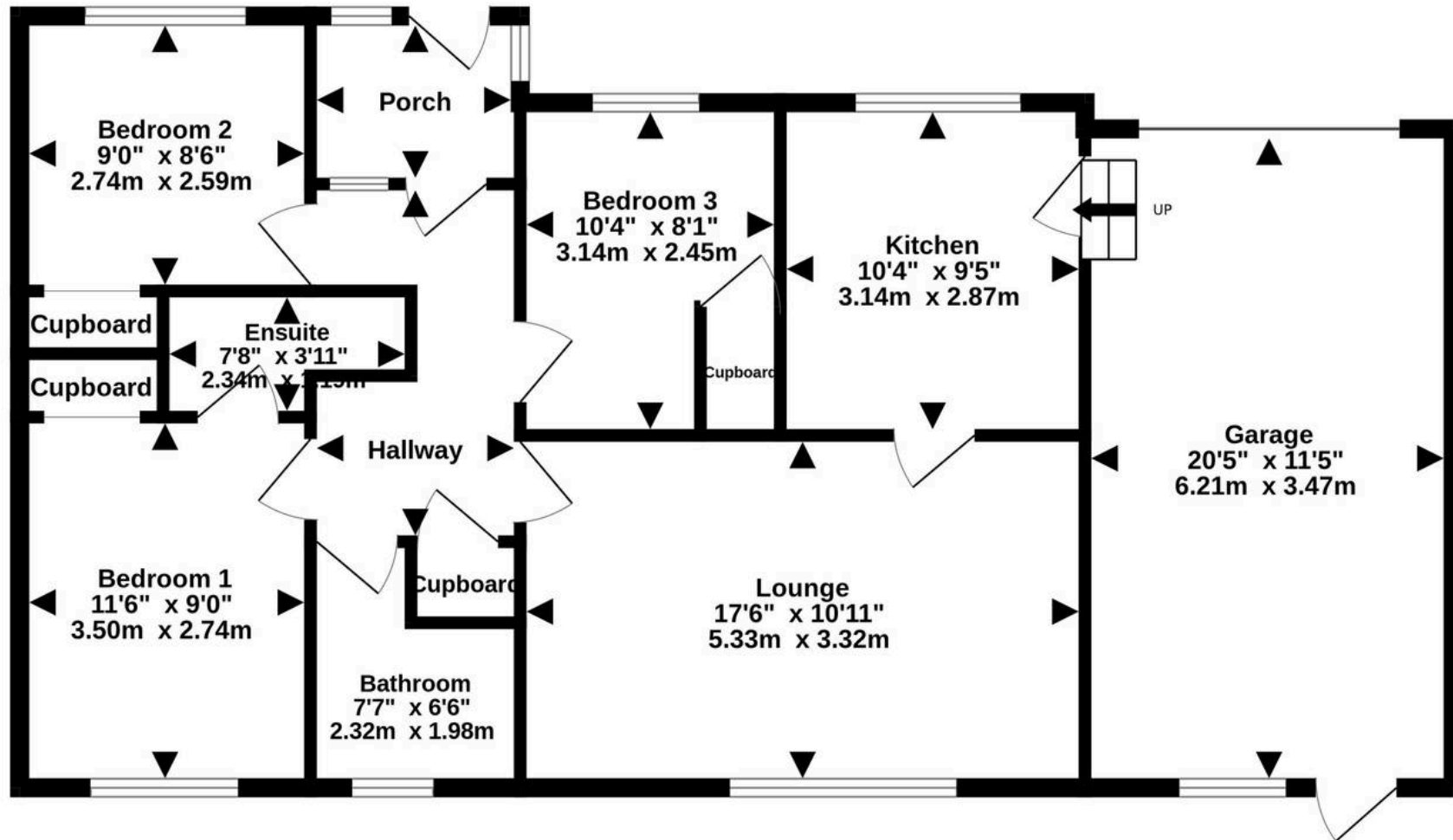








Ground Floor  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Galloway & Ayrshire Properties

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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.