



14 The Park, Whithorn

Newton Stewart, DG8 8PL

Offers Over £120,000 are invited.

14 The Park

Whithorn, Newton Stewart, DG8 8PL

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 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. Both have hotel/restaurants. 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).

- Detached bungalow
- Spacious corner plot
- Newly installed boiler & radiators (2025)
- Full UPVC double glazing (2022)
- Walk in condition
- Bright and spacious garden room
- Off road parking
- Two double bedrooms



This impressive two bedroom detached bungalow is ideally positioned on a spacious corner plot within a sought after residential area. Presented in true walk in condition, the property has been thoughtfully updated with a newly installed boiler and radiators (2025), as well as full UPVC double glazing (2022) to ensure comfort and energy efficiency throughout the year. The accommodation is well laid out and comprises a welcoming entrance hallway, a generous lounge, and a bright and spacious garden room that offers an abundance of natural light and a seamless connection to the outdoors. The modern kitchen is fitted with ample storage and workspace, while both bedrooms are well proportioned doubles, providing comfortable and versatile living options. This home is ideally suited to those seeking a low maintenance, single level property with modern conveniences and flexible living space. Off road parking is provided by a private driveway, adding to the overall appeal and practicality of this desirable bungalow.

The outside space is equally impressive, with the property occupying a generous corner plot that offers extensive garden grounds. A large, well maintained lawn wraps around the bungalow, bordered by timber fencing for privacy and security. From the rear garden room, raised decking provides an ideal seating area for outdoor dining or relaxation, perfect for enjoying the peaceful surroundings. The garden also features a separate timber built shed, offering useful external storage. Mature hedging and established shrubbery create a pleasant outlook and enhance the sense of space, while the spacious concrete driveway accommodates multiple vehicles with ease. The gardens have been thoughtfully landscaped to provide an attractive yet manageable environment, making this property a superb choice for those who value both indoor comfort and outdoor living. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful detached bungalow and its generous plot.





Hallway

A recently installed composite door providing front providing access to bright hallway with central heating radiator and built in storage. Access to full living accommodation.

Lounge

15' 9" x 13' 7" (4.81m x 4.14m)

A bright and spacious lounge to front of property benefitting from recently installed large double glazed window to front as well as feature electric fire place and access to rear kitchen. Two central heating radiators as well as TV point and phone socket.

Kitchen

12' 0" x 9' 6" (3.65m x 2.89m)

Recently installed modern kitchen to the rear which has been fully fitted with both floor and wall mounted units. Comprising of stainless steel sink with swan mixer tap, integrated 'Lamona' fan oven as well as 'Lamona' induction hob and integrated dish washer. Plumbing for washing machine as well as integrated fridge freezer, double glazed window to rear and UPVC storm door access to rear garden room.



Garden Room

17' 3" x 13' 3" (5.25m x 4.04m)

Of timber construction with panelled roofing, an extension to the rear allowing for a garden room with full UPVC double glazing and UPVC French patio doors giving access timber decking. Mains power as well as two UPVC side doors for garden access.

Bedroom

11' 10" x 11' 0" (3.61m x 3.36m)

A bright and spacious double bedroom to front of property benefitting from a large double glazed window providing a front outlook as well as a central heating radiator.

Bedroom

11' 10" x 9' 6" (3.61m x 2.89m)

A bright and spacious double bedroom to rear of property benefitting from a large double glazed window providing a rear outlook as well as a central heating radiator and generous built in storage.

Shower Room

7' 7" x 6' 5" (2.32m x 1.96m)

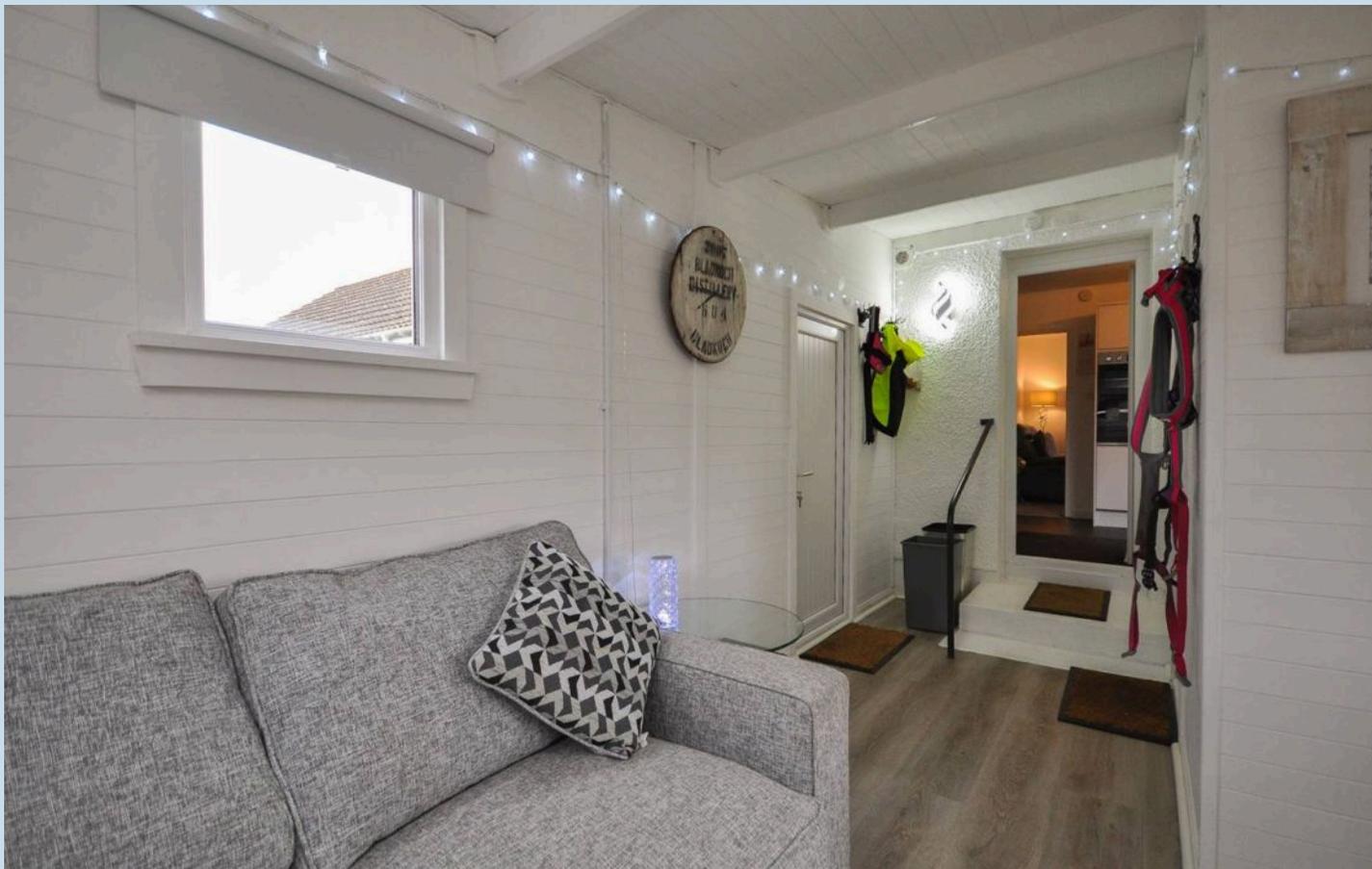
A bright and modern shower room to rear of property comprising of a spacious walk in mains shower with slash panel boarding, separate WHB with vanity unit and WC. Central heated towel rack as well as double glazed window to the rear.

Rear Garden

Sat on a generous sized corner plot allowing for spacious garden grounds benefitting from a large maintained lawn surrounding the property with timber boundary fencing. Raised decking providing a seating area accessed from rear garden room as well as separate timber built shed.

Front Garden

Stretching round from the rear garden grounds a spacious maintained lawn with border hedging and shrubbery as well as timber boundary fencing.

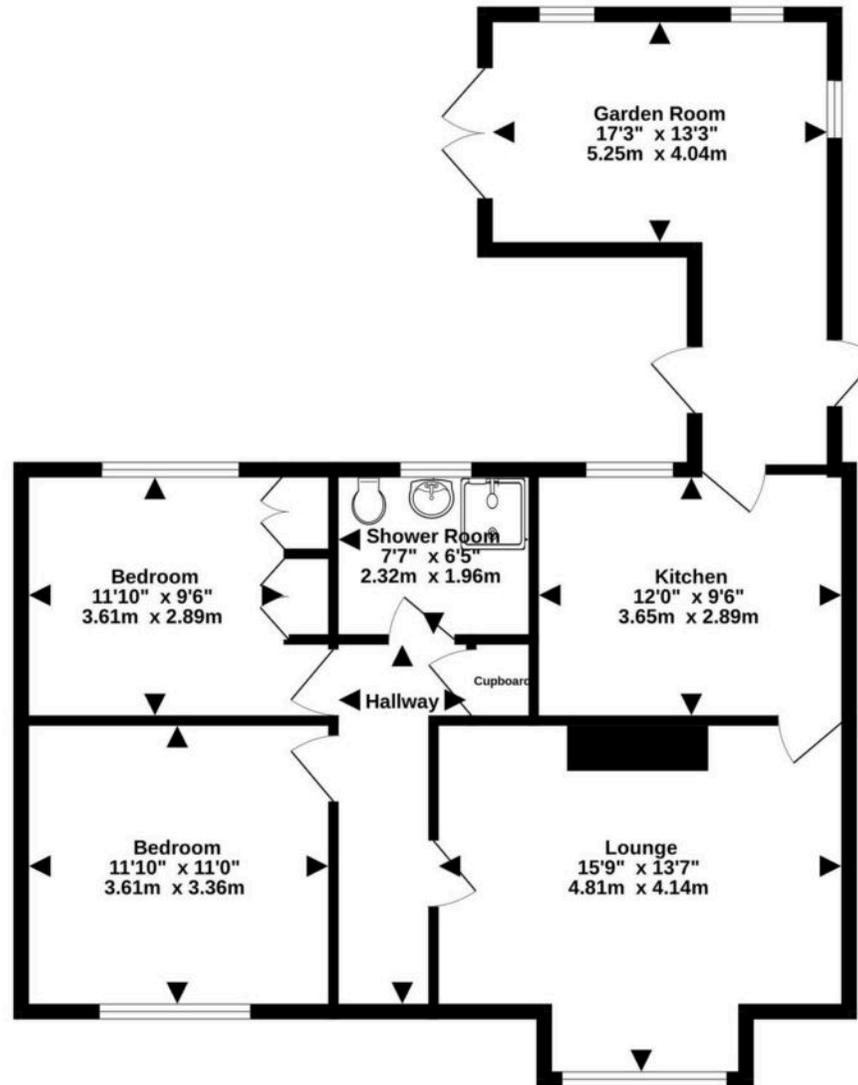








Ground Floor
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX A EPC RATING E - 48

SERVICES

Mains electricity, water & drainage. 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.

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

