

60 George Street

Whithorn, DG8 8PB





End of terrace 3-bedroom  
cottage style property in  
excellent condition  
through out.

Guide Price: £190,000



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#### Key Features:

- . Convenient location within the town Near the sea
- . Excellent condition throughout Three double bedrooms en-suite
- . Wood burning stove Electric central heating
- . Ground floor shower room Ground floor WC
- . Modern dining kitchen Workshop/ storage area
- . Fully enclosed garden One of the few to have rear access with private parking.
- . All new timber double glazed windows Grocer shop across the road





## Property description

An opportunity arises to acquire an attractive end of terrace, cottage style residence occupying a central location within the popular Royal Burgh of Whithorn, situated under four miles from the sea. The original house was built in the 1790's and has since had a couple of extensions. Since 2018 the house has gone under a programme of restoration and modernisation within which the inside has been rebuilt. This house has the potential to make an ideal self-catering/ bed & breakfast /family home.

Upstairs we have three double bedrooms ensuite. On the ground floor a fourth shower room provides an exclusive facility for guests using the bed settee in the Study. Close to the front door is a separate WC, a living room with wood burning stove, a spacious dining kitchen with French doors giving access to the rear garden, and a utility room. Also, on the ground floor is what has been a workshop with two walk-in cupboards. If upgraded there is the option to have a ground floor flat comprising this room, utility, study, and shower room. To secure this flat will require the door from kitchen to utility to be blocked and a new main door set in the hallway between the study and the WC. The electricity supply to these rooms is fed through a separate consumer box. This arrangement will be ideal if the main house is let for self-catering or B&B. The fully enclosed garden has a double gate allowing vehicle access from Kings Road. Viewing this excellent property is to be thoroughly recommended.





## Property description

Of traditional stone construction under slate roof this property is situated adjacent to other properties of varying style with an outlook to the front to neighbouring properties and to the rear over the garden ground.

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).









## Accommodation

### Hallway:

Front entrance providing full access to ground floor accommodation as well as stairs providing access to upper-level accommodation, tiled flooring as well as access to electric meter.

### WC:

Ground floor toilet and WHB, tiled flooring and built in extractor fan, near the front door.

Study: Currently used as a study and alternative TV room, a potential ground floor bedroom with central heating radiator. TV point, built in display recess and double-glazed sash and case window to front.

### Shower Room:

Ground floor shower room situated opposite the Study with modern fixtures and fittings to include walk in shower cubicle with electric shower, WHB and toilet, built in extractor fan as well as access to electric boiler system.

### Workshop: Storage Area:

Towards the rear of the property, a large room used as workshop with two walk-in cupboards, mains power and hot water tank. Stone flooring and stone walls. This room has not been upgraded.

### Utility:

The original kitchen at the rear of property with floor and wall mounted units, large window providing rear outlook, UPVC door providing access to the garden. Stainless steel sink, central heating radiator (not connected) and with two/three washing machines, drier, and under counter Fridge master.



## Accommodation

### Kitchen:

Spacious modern dining kitchen with island unit and large dining table, French doors for access to garden, stainless steel sink, integrated induction hob and extractor, 'Neff' integrated oven, fridge freezer, floor & wall mounted units as well as integrated dishwasher.

### Lounge:

Front lounge with feature multi fuel burning stove, central heating radiator, TV point and double-glazed sash and case window. Built in display recess as well as access to kitchen

### Stair and Landing:

Providing access to three double bedrooms, integrated smoke detector and window.

### Bedroom 2:

Spacious double bedroom towards front of property with central heating radiator, double glazed sash and case window, feature fireplace as well as modern ensuite shower room. with walk in mains shower, separate toilet & WHB, floor and wall mounted units, central heating radiator, double glazed sash and case window and splash panel boarding.





## Accommodation

### Master Bedroom:

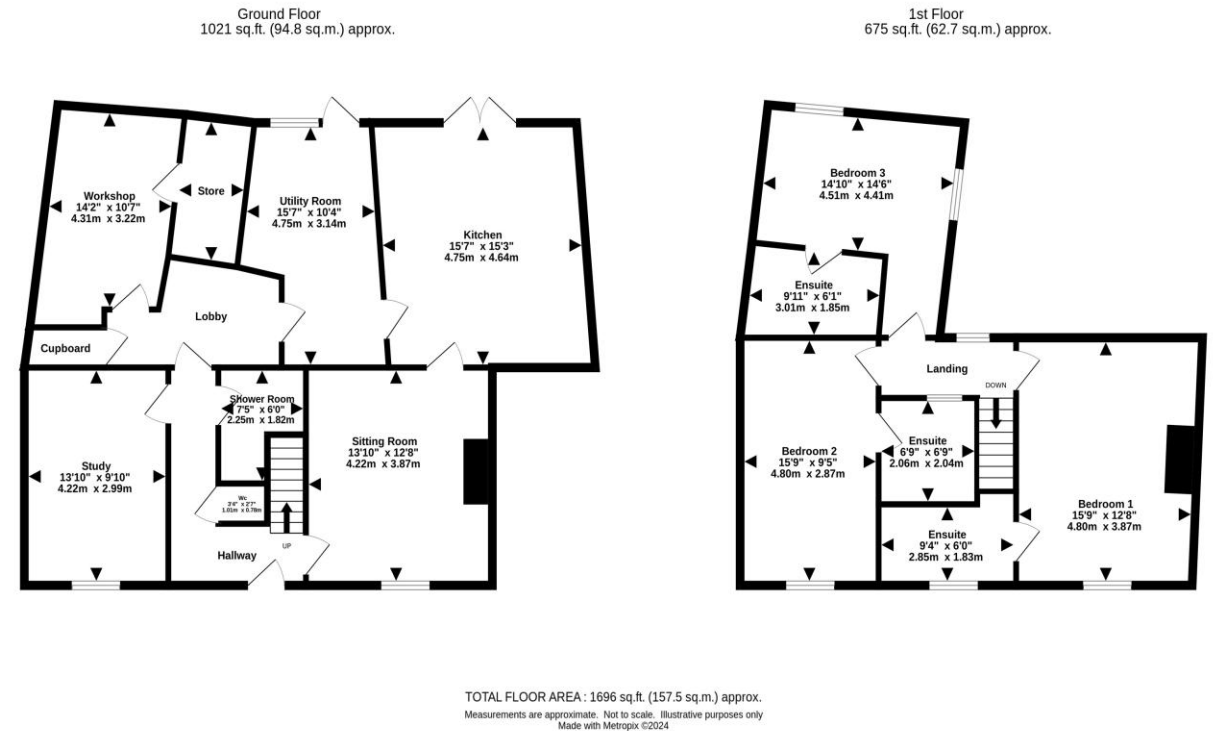
Spacious double bedroom towards rear of property with 2 x double glazed sash and case style windows, large central heating radiator as well as access to ensuite bathroom. Spacious ensuite bathroom with walk in mains shower and separate bath. WHB & toilet with floor mounted storage, wall mounted mirror cabinet, built in extractor, heated towel rack, shelved display recess and splash panel boarding.

### Bedroom 3:

Double bedroom towards front of property with central heating radiator, double glazed sash and case window as well as access to ensuite shower room. Ensuite shower room with walk in electric shower, toilet and WHB with floor mounted storage, mirror display cabinet, built in extractor, central heating radiator as well as two single panel internal windows to allow natural light. Splash panel boarding also loft hatch access,

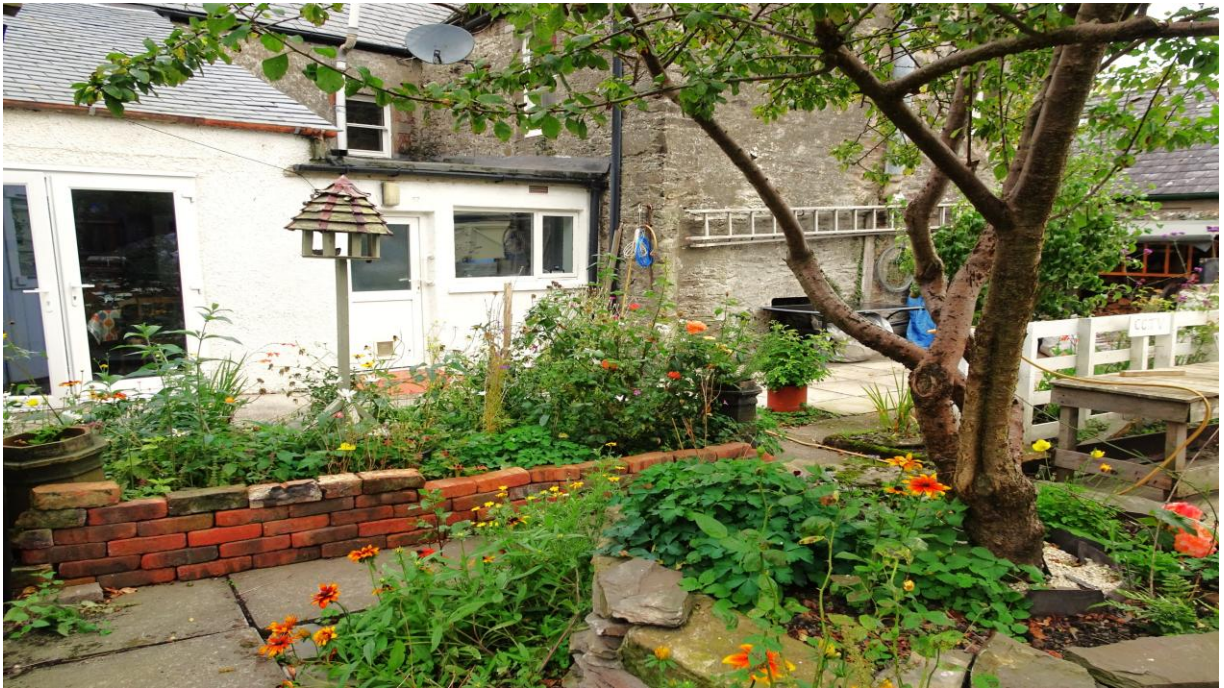
### Garden:

Rear vehicle access from Kings Road with reserved parking. There is a large shed with surplus items that may have future use and a well-stocked woodshed. The garden has several fruit trees, rose bushes, perennials, and is generally tidy and easily maintained.



**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. **Pre-sale 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.







## GENERAL

The roof over the kitchen is new and the builders have checked and made good all the other roof sections. The north chimney stack has been sealed and the roof space has a deep carpet of insulation. All windows, except the utility, have been renewed with timber framed double glazed windows. The hall, living room and kitchen floor has been concreted over 110mm insulation. All new internal walls have been lined with insulation.

## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include all kitchen appliances and equipment, floor coverings, curtains and blinds, furniture, also bedding and towels. Essentially the house is equipped for self-catering.

This is a category C listed building.

## COUNCIL TAX

Band B

## EPC RATING

D

## SERVICES

Mains electricity, water and electric central heating. Wood burning stove.

## 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.

