



**1 Laigh Isle, Isle Of Whithorn**

Newton Stewart

**Offers Over £87,500**







# 1 Laigh Isle

## Isle Of Whithorn, Newton Stewart

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, lying on the coast north east of Burrow Head, about three miles from Whithorn and about thirteen miles south of Wigtown in Dumfries and Galloway. Whithorn, is a former royal burgh in Wigtownshire, Dumfries and Galloway, with which Isle of Whithorn is frequently incorrectly amalgamated or confused. 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 Isle of Whithorn is where there are further facilities for boating and sea fishing as well as benefitting from a hotel/restaurant.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached chalet bungalow
- Off road parking
- Surrounding countryside views
- Two bedrooms
- Fully double glazed
- Modern bathroom
- Well maintained garden grounds
- Close to all local amenities
- Walking distance to shoreline







## 1 Laigh Isle

Isle Of Whithorn, Newton Stewart

This charming 2-bedroom detached chalet bungalow offers a tranquil retreat for those seeking a peaceful lifestyle. The property is thoughtfully designed to maximise comfort and convenience, featuring a modern bathroom, fully double glazed windows, and well-proportioned living spaces. Situated in a sought-after location, this bungalow offers easy access to all local amenities and is just a short walk away from the serene shoreline, making it ideal for those who appreciate the beauty of nature and the convenience of urban living.

The outdoor space of this property is just as inviting, with well-maintained garden grounds surrounding the bungalow, providing a sense of serenity and privacy. A large maintained lawn area offers the perfect spot for outdoor relaxation or entertaining guests, while a designated driveway ensures convenient off-road parking for residents and visitors alike. Additionally, the property benefits from communal areas that are meticulously cared for through a small monthly communal charge, enhancing the overall appeal of the neighbourhood. To the front of the property, a private driveway further adds to the convenience and exclusivity of this delightful bungalow, making it a truly special place to call home for those looking for a peaceful and idyllic retreat.





### **Lounge**

17' 7" x 11' 4" (5.35m x 3.45m)

Spacious open plan lounge and dining area providing open access to rear kitchen as well as UPVC French doors providing outside access to front. Built in storage as well as two electric storage heaters and TV point. Double glazed window to rear providing rear outlook also. Access into hallway with electric storage heater.

### **Kitchen**

9' 0" x 6' 9" (2.75m x 2.05m)

Bright and modern, fully fitted kitchen to the rear with both floor and wall mounted units. Stainless steel sink with mixer tap as well as plumbing for washing machine and fitted electric cooker and hob. Large double glazed window to rear as well as rear outside access via UPVC storm door. All white goods; washing machine, fridge freezer as well as fitted cooker to be included within the sale.

### **Bathroom**

5' 10" x 6' 1" (1.77m x 1.85m)

Bright and modern bathroom comprising of electric shower over bath as well as separate toilet and WHB with fitted cabinets. Built in display recess, tiled walls and modern fixtures and fittings.

### **Bedroom**

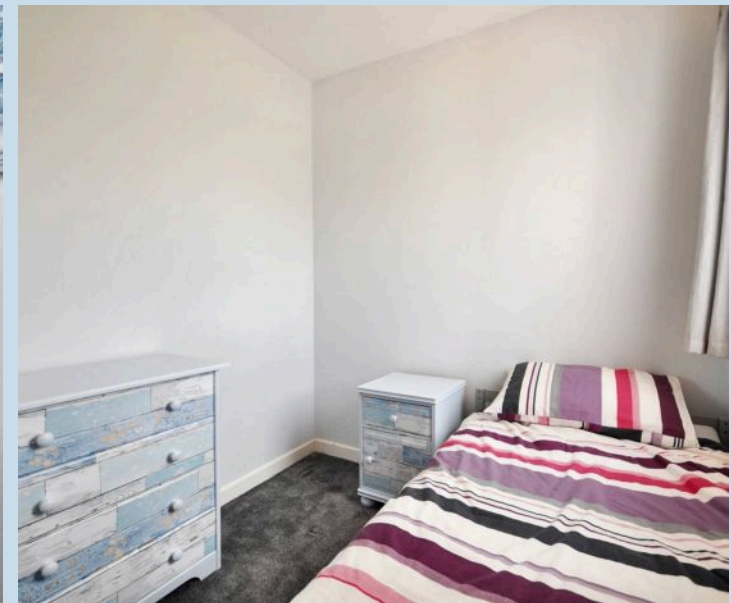
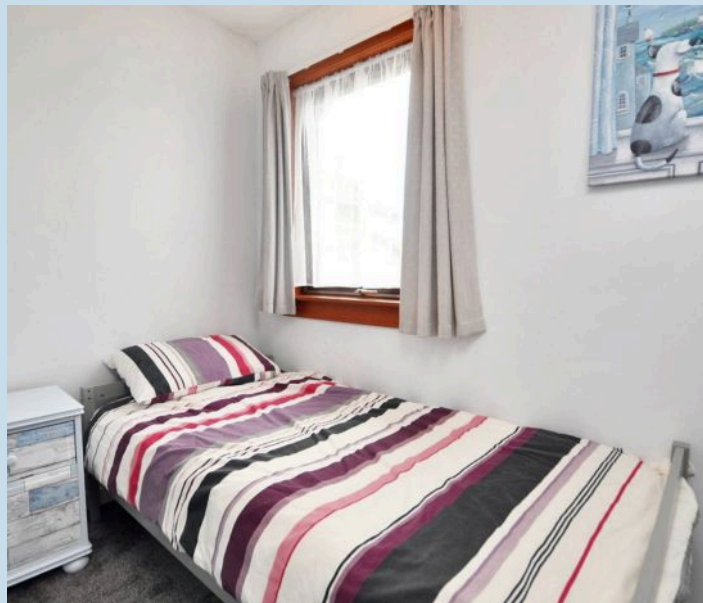
8' 9" x 6' 11" (2.67m x 2.10m)

Double bedroom towards rear of property with double glazed window..

### **Bedroom**

8' 9" x 8' 9" (2.67m x 2.67m)

Double bedroom to front of property with double glazed window to front as well as generous built in storage and dressing area.





## GARDEN

Well maintained garden grounds to the rear with large maintained lawn area as well as designated driveway to allow for off road parking. Surround communal areas also maintained for a small monthly communal charge.

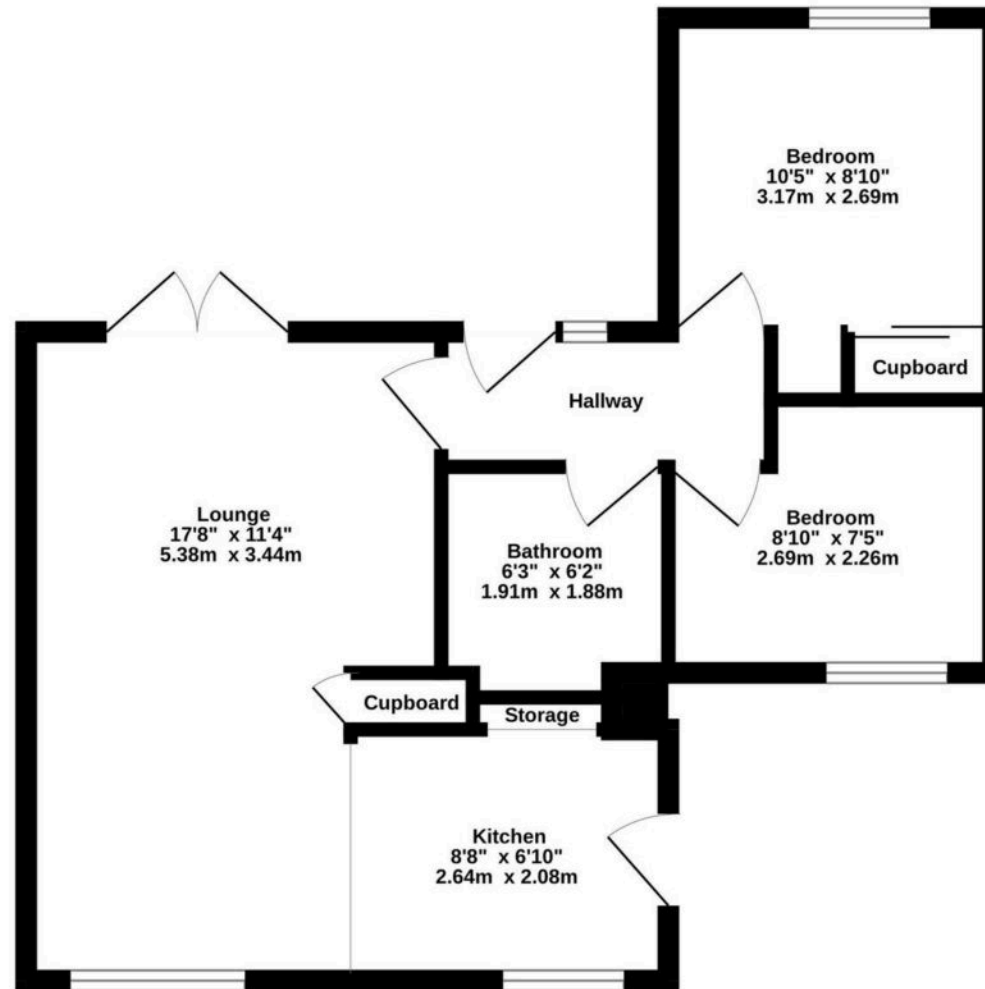
## DRIVEWAY

2 Parking Spaces

Private driveway to rear of property to allow for ample off road parking.



Ground Floor  
463 sq.ft. (43.0 sq.m.) approx.







## 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.