



38-40 George Street, Whithorn

Newton Stewart, DG8 8NZ

Offers in Region of **£149,000**

38-40 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, 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).

- Traditional stone property
- Spacious accommodation
- Large enclosed garden grounds
- Close to all local amenities
- Traditional features
- Open plan kitchen/dining area
- Ground floor WC
- Potential for 3rd spacious bedroom



In the heart of Whithorn, this charming 2-bedroom (potentially 3-bedroom) mid-terraced house presents a rare opportunity for those seeking a traditional stone property bursting with character. Boasting spacious accommodation throughout, the property welcomes you with a warm ambience and an array of stunning traditional features. The open plan kitchen/dining area is perfect for entertaining guests, while the ground floor WC adds convenience to daily living. The large enclosed garden grounds provide a peaceful sanctuary right at your doorstep, ideal for outdoor relaxation or hosting gatherings. Situated just a stone's throw away from all local amenities, this property offers the perfect blend of comfort, convenience, and character for a truly fulfilling lifestyle.

Outside, a generous sized garden awaits, stretching alongside a local burn and offering a tranquil escape from the hustle and bustle of every-day life. A raised decking area provides a picturesque spot for morning coffees or evening drinks, while a concrete slab patio offers a perfect setting for alfresco dining. Meandering pathways wind through the generous sized garden, lined with mature planting borders and shrubbery that add a touch of natural beauty to the surroundings. Additionally, a garden shed and greenhouse offer ample storage space for tools and equipment, ensuring that the outdoor space remains organised and clutter-free. With fenced borders providing privacy and security, you can enjoy the serene outdoor oasis to its fullest potential, making this property an ideal choice for those who appreciate the beauty of outdoor living.



Hallway

Front entrance porch leading into spacious hallway providing access to full ground floor living accommodation. Stairs giving access to upper level accommodation as well as generous under stairs storage also.

Sitting Area

12' 6" x 10' 11" (3.82m x 3.34m)

Fully open plan living space comprising of kitchen with dining area giving open access to rear lounge/ sitting room. Two double glazed windows to rear as well as feature wood burning stove and generous built in storage giving access to recently installed boiler.

Dining Area

13' 7" x 8' 8" (4.14m x 2.64m)

With open access off of kitchen and rear reception area, a spacious dining area with double door access from hallway as well as generous built in display recess.

Kitchen

14' 3" x 13' 7" (4.34m x 4.13m)

Open plan kitchen area to front of property with separate front porch access as well as large double glazed frontage and built in storage. Fully fitted with stainless steel sink with copper mixer tap, Belling stove and breakfast bar with oak worktop. Wall papered ceiling. Open plan access to dining area leading to rear reception area.

WC

5' 1" x 4' 2" (1.56m x 1.28m)

Ground floor WC to rear of property comprising of toilet and wall mounted WHB.





Utility Room

6' 11" x 5' 10" (2.11m x 1.79m)

Generous sized utility space towards rear of property currently housing white goods with plumbing for washing machine.

Landing

Bright and spacious landing on the first floor giving access to full upper level accommodation as well as stairs giving access to top floor bedroom. Large sash and case window to front as well as electric storage heater.

Master Bedroom

14' 3" x 13' 7" (4.35m x 4.14m)

Spacious master bedroom on the upper floor with feature fire place and built in storage. Two large sash and case windows to the front of the property providing an outlook over the Main Street as well as electric storage heater.

Bathroom

8' 4" x 7' 7" (2.53m x 2.31m)

Spacious bathroom on the upper level comprising of an electric shower over bath as well as separate toilet and WHB. Tiled walls as well as double glazed window.

Former kitchen/lounge

13' 4" x 12' 0" (4.06m x 3.67m)

Generous sized room on the upper level towards rear of the property with large double glazed windows providing an outlook over rear garden grounds. Floor and wall mounted units with integrated electric fan oven and hob, stainless steel sink with mixer tap and built in extractor unit. Electric fire heater and television to be included within the sale.



Bedroom

19' 9" x 11' 7" (6.03m x 3.52m)

Located on the top floor, a spacious bedroom with large Velux window allowing for natural light as well as built in storage. Slightly restricted headroom through door way and under eaves.

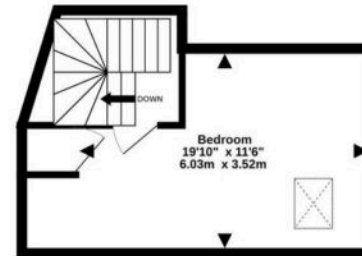
Garden

Generous sized garden grounds to the rear of the property stretching alongside a local burn providing a tranquil retreat. Comprising of a raised decking area leading down to concrete slab patio/ pathway leading down surrounded with mature planting borders and shrubbery. Garden shed and greenhouse also with fenced borders.

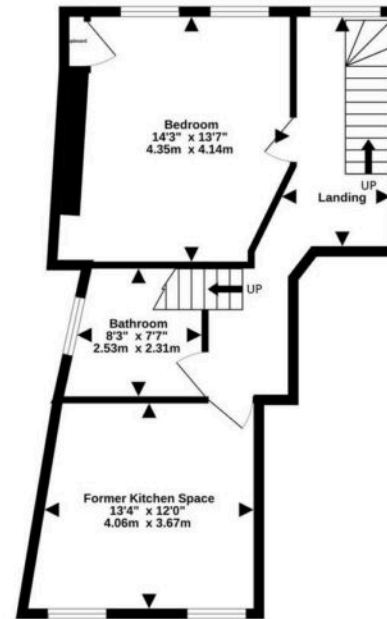




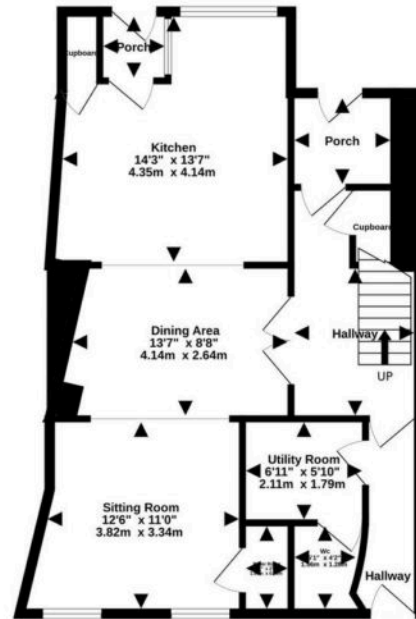
2nd Floor
241 sq.ft. (22.4 sq.m.) approx.



1st Floor
500 sq.ft. (46.5 sq.m.) approx.



Ground Floor
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 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.

COUNCIL TAX Band B

EPC RATING F

SERVICES Mains electricity, water & drainage. Electric 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. Failure to provide required identification may result in an offer not being considered.

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.

