



**46 Laigh Isle, Isle Of Whithorn**

Newton Stewart, DG8 8LS

Offers Over **£85,000**

## 46 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 benefiting from a hotel/restaurant.

- Detached chalet bungalow
- Off road parking
- Countryside views
- Two bedrooms
- Close-by to all local amenities
- Walking distance to shoreline
- Enclosed garden to rear
- Positioned in the coastal village of Isle of Whithorn



This well-presented two bedroom detached chalet bungalow offers an excellent opportunity to enjoy comfortable living in a sought-after location. The property features a spacious layout with two generous bedrooms, making it suitable for couples, small families, or those seeking single-level living. The interior is bright and welcoming, with large windows that frame delightful countryside views, creating a peaceful and airy atmosphere throughout. The kitchen and living areas are thoughtfully arranged for both everyday living and entertaining guests. Situated within walking distance of the shoreline, the property is also conveniently close to all local amenities, ensuring that shops, cafes, and essential services are easily accessible. Modern fixtures and fittings can be found throughout, providing a ready-to-move-in home that combines practicality with charm.

The outside space is equally impressive, with an enclosed garden to the rear that provides open views over farmland and the surrounding countryside. The garden features a concrete pathway and patio area, perfect for outdoor dining or relaxing while enjoying the tranquil setting. Border hedging offers privacy, while a well-maintained lawn and planting borders add colour and interest to the outdoor environment. To the front and side of the property, a tarmac driveway allows for off road parking for approximately two cars, ensuring convenience for residents and visitors alike. The garden's layout makes it ideal for those who appreciate outdoor living, whether you enjoy gardening, entertaining, or simply taking in the peaceful rural outlook. This property presents a rare opportunity to acquire a detached bungalow with generous outside space, countryside views, and excellent access to both local amenities and scenic coastal walks.



### Lounge

18' 2" x 11' 2" (5.53m x 3.41m)

Open plan lounge with built in storage and large double glazed window providing front outlook. TV point and plug in oil filled heater as well as open access to dining area.

### Dining area

Open plan off of lounge dining area towards rear of property with double glazed window providing rear outlook as well as access into kitchen and oil filled plug in heater.

### Kitchen

8' 6" x 6' 10" (2.59m x 2.09m)

Fully fitted kitchen towards rear of property with floor and wall mounted units comprising of integrated stainless steel sink with mixer tap, space for cooker/oven and plumbing for washing machine. Access to rear garden as well as double glazed window providing rear outlook.

### Bathroom

6' 0" x 5' 10" (1.83m x 1.77m)

Fitted bathroom with electric shower over bath, separate toilet and WHB as well as tiled wall. Built in extractor fan.

### Bedroom

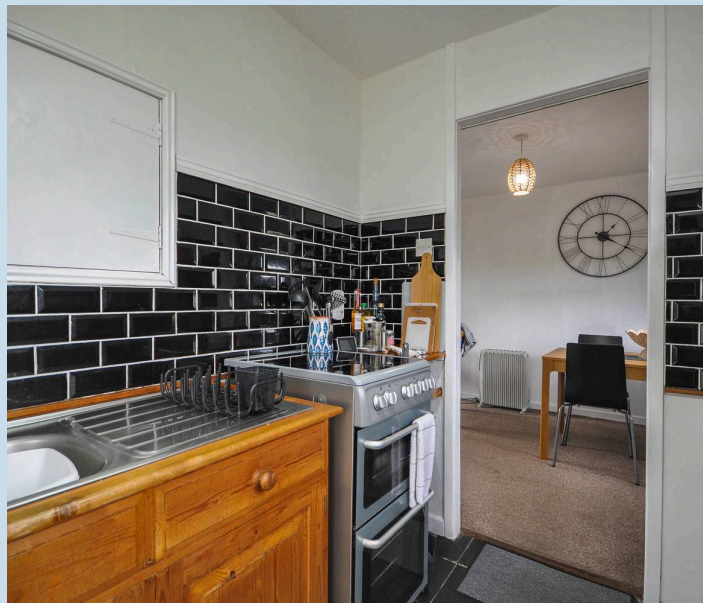
10' 6" x 8' 10" (3.20m x 2.68m)

Double bedroom towards front of property with double glazed window providing front outlook as well as a mobile oil filled plug in heater and built in storage.

### Bedroom

8' 10" x 6' 8" (2.68m x 2.04m)

Bedroom towards rear of property with double glazed window providing rear outlook as well as oil filled plug in heater.



## GARDEN

Enclosed garden to the rear providing open views over farmland and beyond comprising of concrete pathway and patio area as well as border hedging, maintained lawn area and planting borders.

## DRIVEWAY

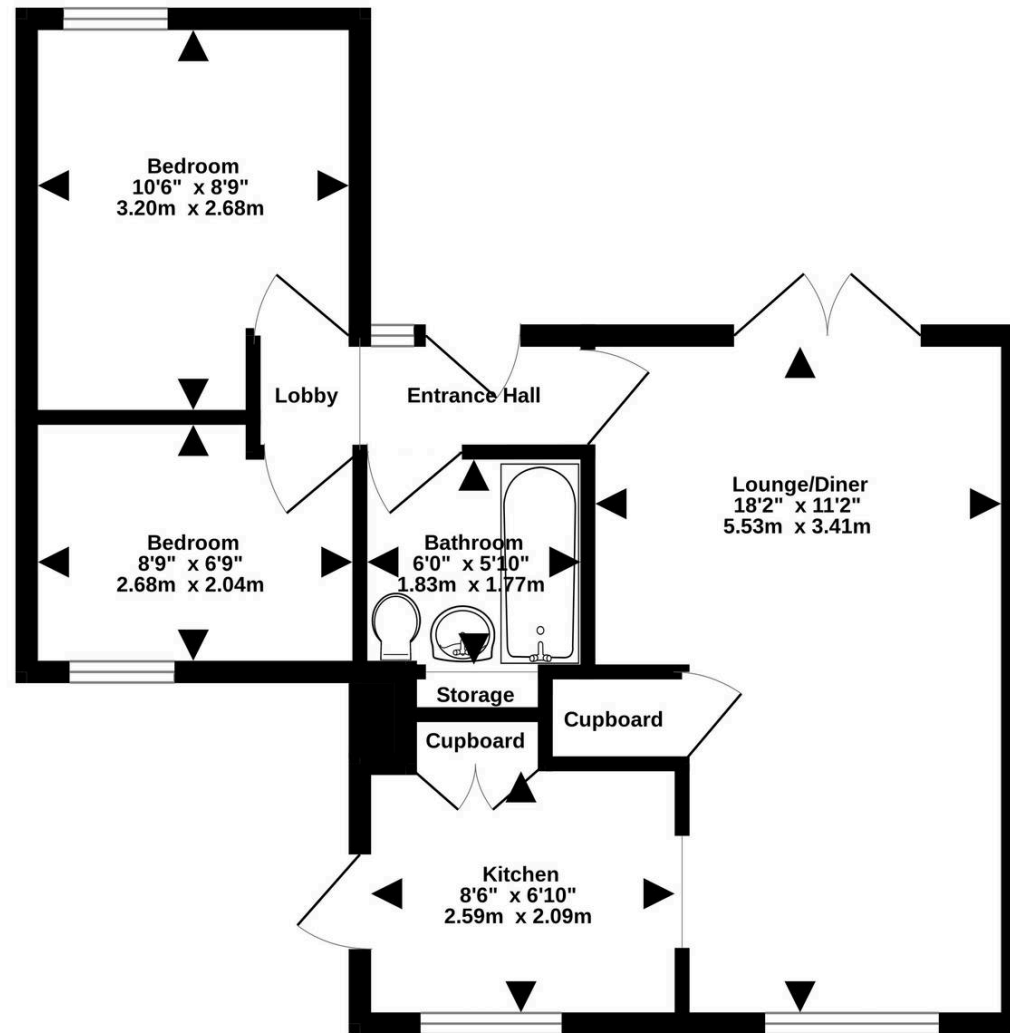
2 Parking Spaces

Tarmac driveway to front side of property allowing for off road parking for approximately two cars.





Ground Floor  
460 sq.ft. (42.8 sq.m.) approx.



## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band A

EPC RATING: G (14)

SERVICES Mains water, drainage and electricity.

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.

