



Cladach Cottage Main Street, Isle Of Whithorn

Newton Stewart, DG8 8LG

Offers Over - £200,000 are invited.

Cladach Cottage Main Street

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.

- Well presented end of terrace property
- Prime location
- Stunning coastal views
- Walk in condition
- Well proportioned accommodation
- Three bedrooms
- Air source central heating
- Enclosed garden grounds
- Pedestrian side access to garden grounds
- Feature multi fuel burning stove



Cladach Cottage Main Street

Isle Of Whithorn, Newton Stewart

Introducing a captivating 3-bedroom End Of Terrace House that exudes charm and refinement, this well-presented property boasts a prime location with stunning coastal views.

Impeccably maintained and presented in walk-in condition, this home features well-proportioned accommodation including three bedrooms, all elegantly designed to offer comfort and style. The property is equipped with air source central heating, ensuring warmth and efficiency throughout the seasons. The enclosed garden grounds provide a private sanctuary, offering pedestrian side access and a serene setting perfect for relaxation. A standout feature of the property is the multi-fuel burning stove, adding a touch of cosiness and character to the living space.

Step outside into the outdoor oasis of this property, where fully enclosed garden grounds await. The rear garden benefits from a concrete paved patio area, stone dyke boundary walls which add a sense of security and privacy while raised planting borders and shrubbery enhance the greenery and beauty of the space. Accessible via the dining kitchen and side pedestrian entrance, the outdoor area seamlessly extends the living space. With its picturesque views, well-maintained interiors, and captivating outdoor space, this residence is poised to cater to the needs of discerning homeowners seeking a blend of elegance and functionality. Don't miss the chance to make this splendid property your own and elevate your lifestyle in a home that truly embodies coastal charm and relaxation.



Entrance hall

Front entrance via UPVC storm door into porch with generous sized storage providing access to fuse box and access leading into open plan lounge.

Lounge

18' 8" x 17' 2" (5.70m x 5.22m)

Spacious lounge to front of property with large, double glazed sash and case window to front as well as two UPVC double glazed windows to the side. Feature stone fire place currently housing a multi fuel burning stove as well as central heating radiator. Access to dining kitchen as well as stairs providing access to upper level accommodation.

Dining Kitchen

17' 2" x 11' 1" (5.22m x 3.38m)

Bright and spacious dining kitchen to the rear of property benefitting from modern fixtures and fittings including a fully installed kitchen with both floor and wall mounted units. Integrated electric fan oven and ceramic hob with fitted extractor, stainless steel sink with mixer tap, under counter washing machine and tumble dryer. Two UPVC double glazed windows to the rear as well as UPVC storm door providing outside access to rear garden grounds.

Landing

Stairs leading to open landing providing access to full upper level accommodation.

Bathroom

8' 8" x 7' 6" (2.63m x 2.28m)

Generous sized luxury bathroom comprising of mains rainfall style shower over bath with splash panel boarding as well as separate WC and standalone WHB. Wall mounted mirrored cabinet as well as central heating radiator and double glazed window to rear. Built in shelved cupboard also.



Bedroom

13' 11" x 10' 9" (4.23m x 3.27m)

Spacious double bedroom on the upper level towards rear of property with generous built in storage as well as central heating radiator and two UPVC double glazed windows. Loft hatch access also.

Bedroom

14' 1" x 10' 9" (4.28m x 3.27m)

Spacious double bedroom on the upper level towards front of property with generous built in storage as well as central heating radiator and two UPVC double glazed windows providing an open view over the harbour and coast beyond.

Bedroom

9' 10" x 6' 5" (3.00m x 1.96m)

Double bedroom on the upper level towards front of property with generous built in storage as well as central heating radiator and UPVC double glazed window providing an open view over the harbour and coast beyond.

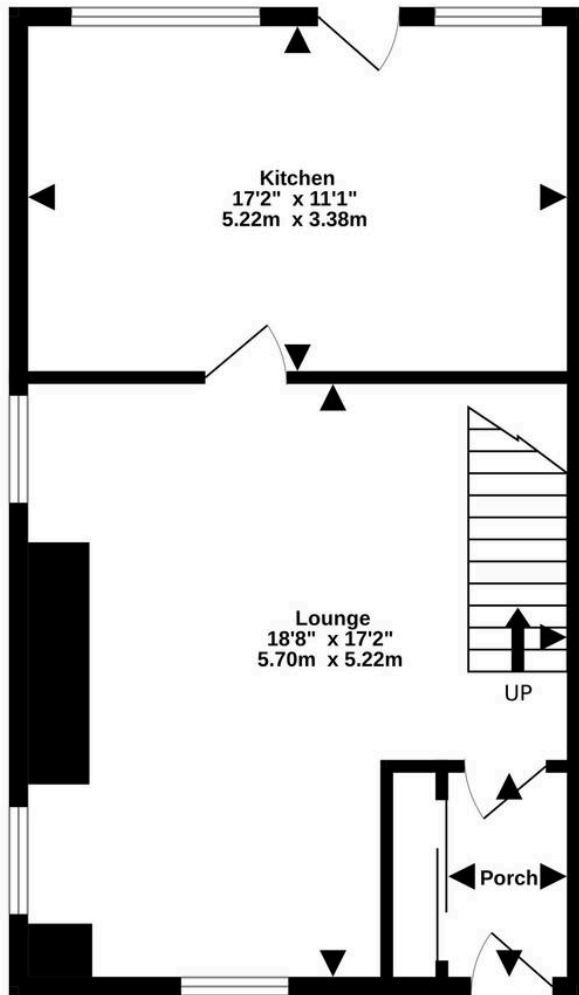
Garden

Fully enclosed garden grounds to the rear benefitting from concrete paved patio area with stone dyke boundary walls as well as raised planting borders and shrubbery. Accessed via dining kitchen as well as side pedestrian access.

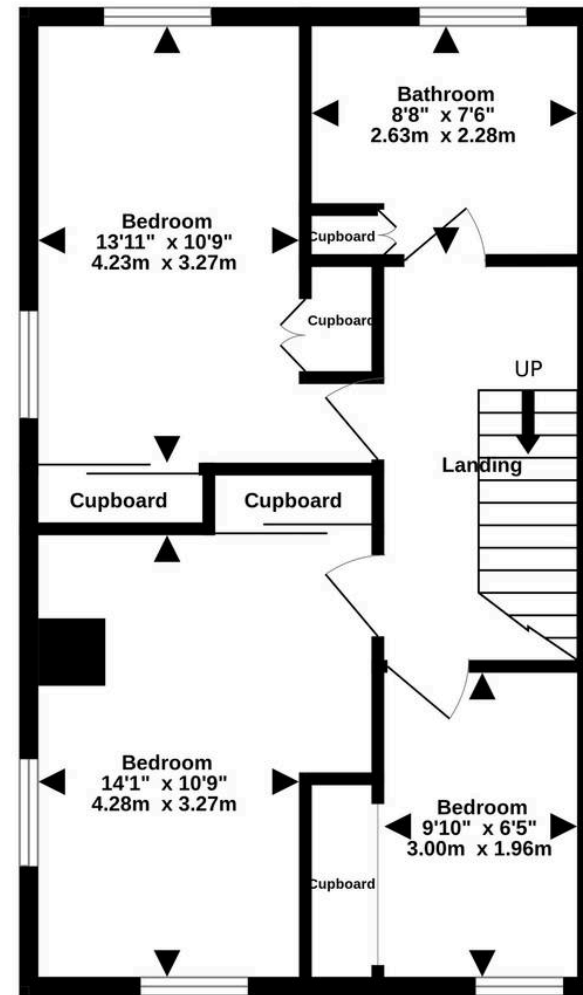




Ground Floor
493 sq.ft. (45.8 sq.m.) approx.



1st Floor
506 sq.ft. (47.0 sq.m.) approx.



NOTES

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

COUNCIL TAX Band D **EPC RATING** D(65)

SERVICES

Mains electricity, water & drainage. Air source central heating. Multi fuel 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.

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.

