



**Midton Kings Road, Whithorn**

Newton Stewart

**Offers Over £150,000**







# Midton Kings Road

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).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Traditional stone house
- Sat on a generous plot
- Traditional features
- Multi fuel burning stove
- Generous accommodation
- Conveniently located
- Detached outbuildings
- Spacious garden grounds
- Ideal refurbishment project











Nestled in a picturesque setting, this charming 3 bedroom semi-detached house offers an ideal refurbishment project for those seeking a traditional stone property brimming with character and potential. The property sits on a generous plot with spacious garden grounds, providing a delightful blend of tranquillity and convenience. Step inside to discover traditional features throughout, including a multi-fuel burning stove in the cosy living room. The generous accommodation offers plenty of space for a growing family or those looking to spread out.

Outside, the property truly shines with its generous sized mature garden grounds that include a tranquil woodland area, generously sized maintained lawn areas, and planting borders. A border of hedging and shrubbery offers privacy and a touch of nature. The garden provides access to detached outbuildings, allowing for additional storage or potential for conversion. Additionally, the property boasts gated access to a concrete driveway, providing ample off-road parking for multiple vehicles. The driveway also leads to a detached garage/outbuilding, perfect for those needing extra space for vehicles, tools, or hobbies. Bordering stone walls add a touch of charm and security to this already idyllic property.



Don't miss the opportunity to make this traditional stone house your own with a touch of modern flair. The spacious garden grounds and detached outbuildings are just waiting for your personal touch, offering endless possibilities for creating your dream home in a serene yet accessible location. Schedule a viewing today and let your imagination run wild with the potential that this property has to offer.





### Hallway

Main entrance via added on porch leading into spacious hallway providing access to full ground level accommodation. Electric storage heater as well as spacious built in storage. Original stairway giving access to upper level accommodation.

### Kitchen

15' 5" x 15' 1" (4.69m x 4.59m)

Generous sized kitchen on the ground floor with original fixtures and fittings to include feature multi fuel burning stover as well as stainless steel sink, fitted units and built in storage. Two sash and case windows as well as generous sized built in pantry.

### Sitting Room

15' 1" x 9' 6" (4.59m x 2.90m)

Ground floor sitting room with original feature fire place and electric storage heater. Sash and case window providing rear outlook as well as TV point.

### Bathroom

8' 11" x 3' 10" (2.72m x 1.17m)

Ground floor bathroom with original fixtures and fittings comprising of three piece suite to include, bath as well as toilet and separate WHB.

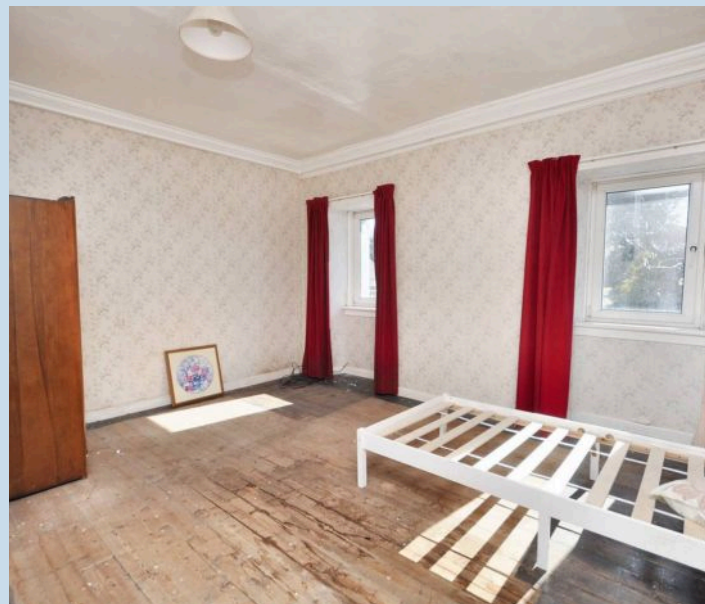
### Lounge

16' 0" x 14' 8" (4.87m x 4.48m)

Generous sized lounge on the ground floor with original feature fire place currently housing electric burning stove as well as electric storage heaters. Built in storage as well as two sash and case windows.

### Landing

Spacious open landing providing access to full upper level accommodation as well as stairs continuing to provide access into loft space. Double glazed window.





**Bedroom**

15' 1" x 14' 9" (4.59m x 4.50m)

Spacious double bedroom on the upper floor with original feature fire place currently housing electric coal fire as well as two double glazed windows.

**Bedroom**

15' 1" x 13' 6" (4.59m x 4.12m)

Spacious double bedroom on the upper level to front of property with two double glazed windows providing front outlook.

**Shower Room**

11' 10" x 6' 11" (3.61m x 2.10m)

Generous sized shower room on the upper level with walk in shower cubicle comprising of electric shower as well as original timber Velux window.

**Bedroom**

16' 0" x 9' 11" (4.87m x 3.02m)

Spacious bedroom on the upper level towards rear of property with original feature fire place as well as double glazed window.

**Garden**

Generous sized mature garden grounds comprising of tranquil woodland area as well as generously sized maintained lawn areas, planting borders and border hedging/ shrubbery as well as providing access to detached outbuildings. Bordering stone walls also.

**DRIVEWAY**

2 Parking Spaces

Gated access to concrete driveway allowing for off road parking for multiple vehicles as well as providing access to detached garage/ outbuilding.



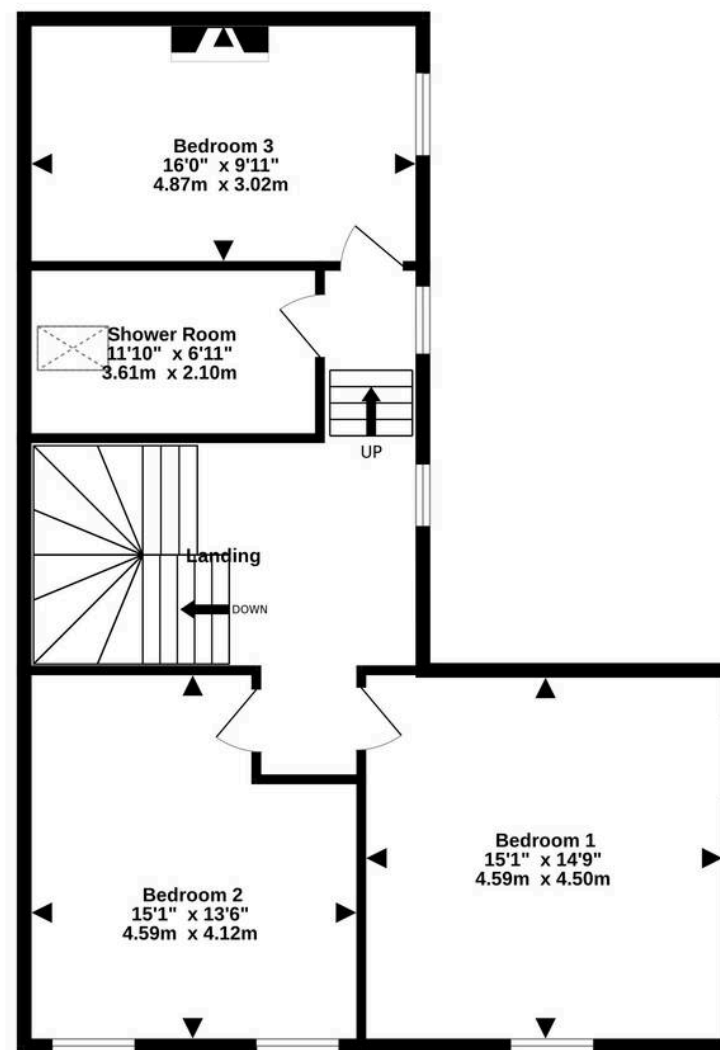
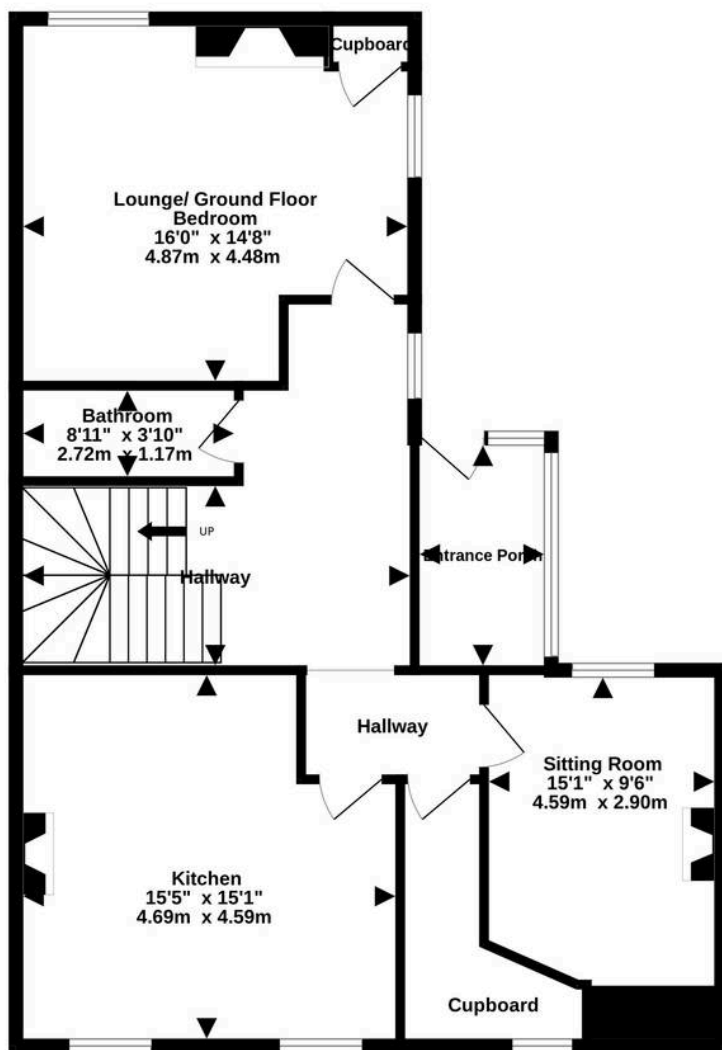












TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Galloway & Ayrshire Properties

Galloway & Ayrshire Properties, 28 Victoria Street – DG8 6BT

01671 402104

[galloway@gapinthemarket.com](mailto:galloway@gapinthemarket.com)

[www.gapinthemarket.com](http://www.gapinthemarket.com)

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.

