



GAP

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56 Main Street, Isle Of Whithorn

DG8 8LG

Offers Over £249,000



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Situated in a highly sought after location, this traditional stone 3-bedroom semi-detached house offers a unique opportunity for those seeking a charming coastal home with prime views of the harbour and sea both front and back. Boasting an extension to the rear, this property has been established as a successful award-winning self catering holiday home, ideal for those looking to continue this venture. The ground floor features a charming living room and a beamed ceiling dining room still retaining some original features, both with beautiful sea views. A ground floor bedroom offers patio doors to the garden, situated next to a modern walk in shower room. A modern open plan dining room and kitchen, again with patio doors, provides another perfect area for entertaining guests. The property's stand-out feature is the large enclosed rear garden, offering privacy and tranquillity in a serene setting.

The generous outside space of this property provides the ultimate retreat for nature lovers and those who appreciate outdoor living. The fully enclosed rear garden is a hidden gem, featuring a concrete patio area with raised planting borders and a brick wall for added privacy. Step up to the elevated lawn area, surrounded by hedging and shrubs, with additional planted borders and a picturesque stone dyke wall framing the space. For convenience, on-street parking is available to the front of the property, providing easy access for residents and guests alike. This property is a rare find that combines the tranquillity of a private garden retreat with the convenience of a sought-after location, offering a blend of indoor comfort and outdoor charm that is sure to appeal to a discerning buyer.





The Isle of Whithorn retains a strong Community spirit. For instance, the 'Isle in Bloom' group, self funded through raffles, activities, silent auctions etc, ensures flowers for the village throughout the gardening year and a community garden that any one can use and help with the gardening as well as growing plants for sale. The Wigtown Bay Sailing club and the Wigtown Bay Rowing club are based at the Isle of Whithorn and the newly built Boatshed offers locals a place to repair their boats and and a sailing educational venue. The Harbour offers the mooring of a boat. Local educational classes and clubs also include curling, angling, art, sewing and much more and the Isle has its own Bowling Green and club. The Village Hall offers a programme of music throughout the year and has features, such as, Indoor Bowling, Ladies night at the races, Film nights and Pantomime. The local Steam Packet Inn also offers Music nights throughout the year and specialist dining themes in addition to its normal running menu and award winning craft beers. St Ninians Hall Tea room also offers good food all day and a basic foods shop and newspapers every day. There is a Good Neighbour scheme as well as an organised Buddy group. The local area offers beautiful walks, is great bird watching country, and has a significant number of good golf courses nearby

- Traditional stone house
- Harbour and Sea views to the front and also sea views to the rear
- Extension to the rear
- Ground floor bedroom
- Successful award winning B&B
- Large enclosed rear garden
- Highly sought after location
- Ground floor shower room
- Open plan kitchen dining area





Hallway

Front entrance to hallway providing access to full living accommodation. Stairs providing access to upper level accommodation also.

Lounge

14' 10" x 13' 5" (4.52m x 4.09m)

Spacious lounge towards front of property with feature coal burning fire, built in display recess's, sash and case window providing front views over sea and harbour as well as electric storage heater to front and modern electric radiator to rear. TV point and access to rear dining kitchen as well as dining room. A full height cupboard between the living room and dining room houses a fully operational dryer, which is included.

Dining Room

14' 10" x 10' 8" (4.52m x 3.25m)

Generous sized dining room towards front of property retaining original features such as a beamed ceiling and Edinburgh Press shelves. A hidden hatch provides access to the kitchen area for easily serving food. With feature coal fire, built in display recess's as well as sash and case window to front providing an outlook over the harbour and lovely sea views. Access to lounge also.

Kitchen/ Dining Area

24' 3" x 10' 6" (7.39m x 3.20m)

Extension to the rear allowing for bright and spacious accommodation comprising of an open plan kitchen/ dining area. Fully fitted modern kitchen with both floor and wall mounted units as well as integrated electric fan oven with electric solid plate hob. Stainless steel sink with mixer tap as well as under counter white goods to which the washing machine and dishwasher are included within the sale. Electric radiator and open plan dining area giving access to rear shower room and bedroom. Double glazed doors giving access to rear garden patio as well as side access also.





Shower Room

8' 2" x 5' 3" (2.48m x 1.59m)

Towards rear of property part of the extension, a spacious modern wet room style shower room comprising of walk in electric shower with separate toilet and WHB with wall mounted mirrored cabinet. Wall and floored panelling as well as heated towel rack.

Bedroom

12' 0" x 10' 4" (3.66m x 3.15m)

Ground floor bright and spacious master bedroom with double glazed window to rear as well as double glazed French doors giving access to rear garden. Electric radiator also.

Landing

Open landing on the upper level providing access to upper level accommodation as well as stair access to attic space.

Bedroom

11' 5" x 10' 11" (3.48m x 3.33m)

Double bedroom on upper level with sash and case window to front providing open views over the harbour and beyond. Electric wall heater as well as access into walk in storage/dressing room.

Storage/ Dressing Room

Accessed from double bedroom on upper level, walk in storage/ dressing room with sash and case window to front providing views over sea and harbour as well as built in cupboard also.

Bedroom

15' 4" x 10' 2" (4.67m x 3.11m)

Spacious double bedroom on the upper level with sash and case window to front providing open views over the sea & harbour beyond as well as electric storage heater.



Bathroom

7' 10" x 6' 2" (2.40m x 1.89m)

Bright and spacious bathroom on the upper level comprising of electric shower over bath with tiled walls, separate toilet and WHB as well as heated towel rack and wall mounted cabinet.

Attic space

Generous sized attic space with two Velux windows and electric storage heaters as well as electric power points. Space has been split into two sections.

Garden

Generous sized garden to the rear, fully enclosed comprising of concrete patio area with raised planting borders and brick wall. Steps up to elevated lawn area with hedging and shrubs, planting borders and surrounding stone dyke wall with long established climbing roses along the bottom wall.

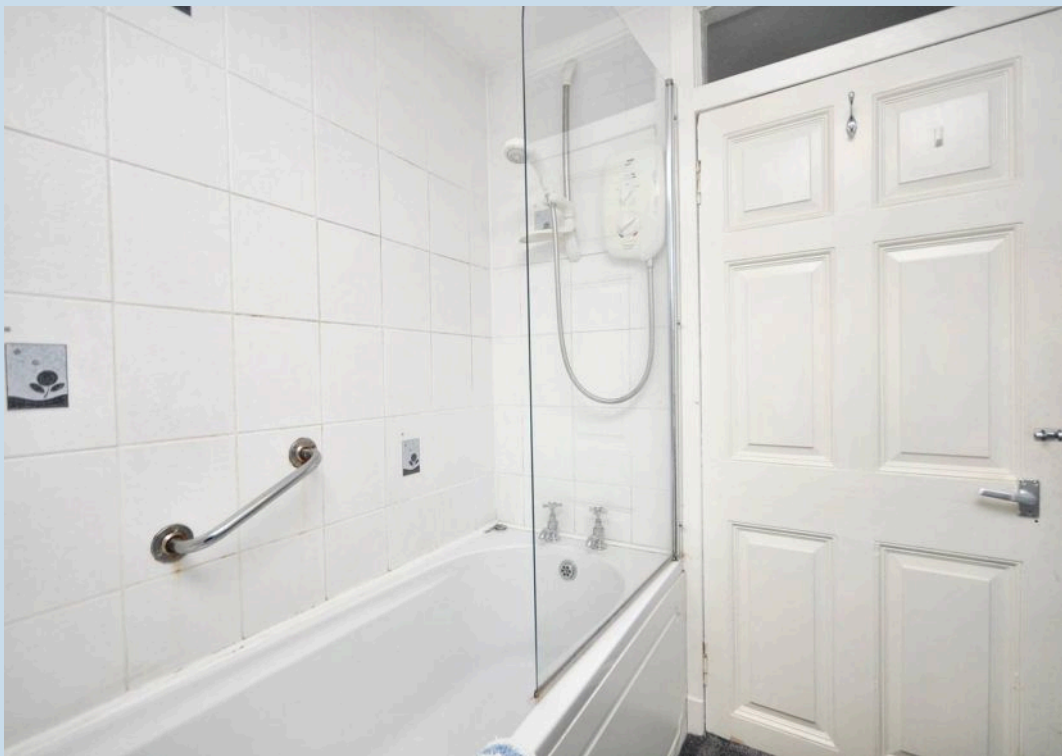
On street

On street parking to front of property.

Items included in sale:

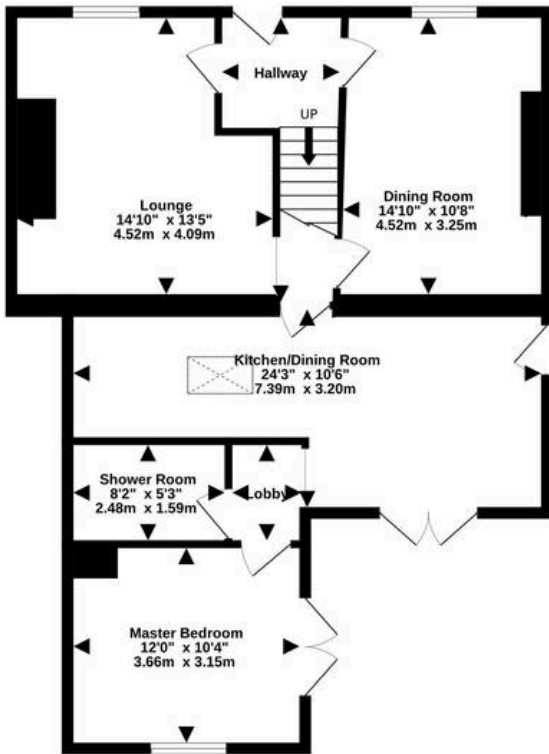
Apart from personal items, please note, this property will be sold as seen.



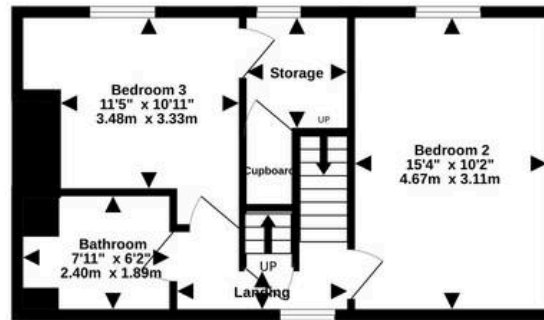




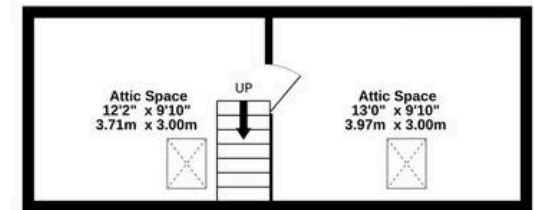
Ground Floor
777 sq.ft. (72.2 sq.m.) approx.



1st Floor
400 sq.ft. (37.2 sq.m.) approx.



2nd Floor
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

