



***Ninian Lodge,  
Burrowhead Holiday Village,  
Tonderghie Road,  
Cutcloy,  
Isle of Whithorn,  
DG8 8JB***

**A B & A MATTHEWS**  
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**PROPERTY OFFICE**

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THE OLD BANK

Buccleuch Street Bridge • Dumfries DG2 7TJ

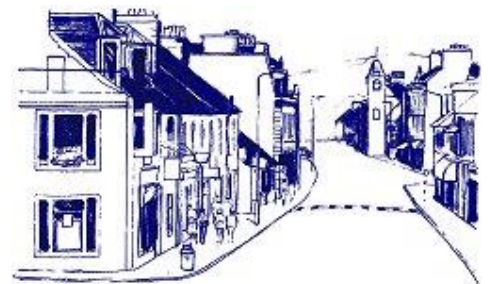
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA

Tel: (01776) 702581 • Fax: (01776) 702524

- **Bespoke detached lodge with stunning uninterrupted views over the Irish Sea and onto the Isle of Man**
- **2 Bedrooms (one en-suite)**
- **The lodge has recently been renovated and upgraded to a high standard benefiting from double glazing, central heating and UPVC decking**
- **Off-road parking for two vehicles**
- **Offers in the region of £94,950**
- **REDUCED BY £3,000**



# **NINIAN LODGE, BURROWHEAD HOLIDAY VILLAGE**

Attractive bespoke lodge with stunning uninterrupted views over the Irish Sea and onto the Isle of Man. Ninian Lodge has been recently upgraded and modernised to a very high standard benefiting from double glazing, central heating, Canaxel cladding to the front, UPVC decking, upgraded kitchen and appliances, carpeted throughout, exterior lighting and blinds. The lodge is available fully furnished and comfortably sleeps up to six people, providing spacious living family accommodation. Accommodation comprises: - Open Plan Lounge/Dining Area. Kitchen. 2 Bedrooms (one En-Suite Shower Room). Bathroom.

Burrowhead Holiday Village is under new ownership and is now owed by Lee Park Estates. The site is open 12 months a year and has great park facilities for all the family including indoor swimming pool, jacuzzi, toddlers splash pool with slide, brand new 25m outdoor swimming pool which opened in August 2023, Crazy Golf, Pitch and Putt, Snooker Room, Amusement Games Zone, Children's Play Area, Shop and Family Bar. The holiday village also offers a relaxing, quiet and peaceful location with its stunning coastal walks, sandy beaches, pretty harbour villages and golf courses, located nearby. The Galloway Forest Park is located some 26 miles away and is an ideal centre for a range of outdoor activities including walking, mountain biking, world famous 7 stanes cycling routes, fishing and just enjoying the countryside in general. Recently the park has achieved recognition as being one of the best places to observe the night sky.

## **ACCOMMODATION**

### **Lounge/Dining Area**

Bright and airy family room with stunning views. Two French doors giving access to decking area.



### **Kitchen**

East facing window and fitted with a range of modern wall and floor units, ample worksurfaces and upstands to match. Inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include gas hob with electric oven below and extractor fan above and space and plumbing for washing machine (which is included in the sale). Built-in storage cupboard. UPVC glazed door giving access to decking area.



## **Bedroom 1**

North facing window. Two built-in shelved and hanging cupboards with vanity dressing table.

### **En-Suite Shower Room**

Partial wet wall panelling and fitted with a white suite comprising WC, counter-top wash-hand basin with storage cupboard below and corner shower cubicle with mains shower.

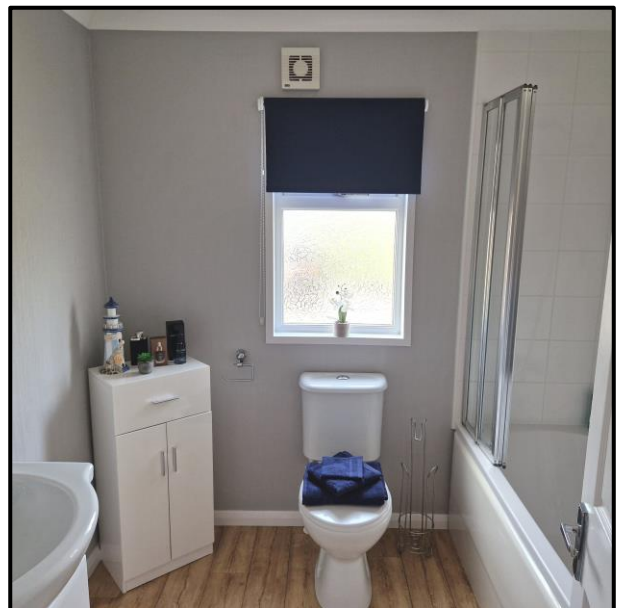


## **Bedroom 2**

North facing window. Built-in shelved and hanging cupboard.

### **Bathroom**

Partially tiled and fitted with a white suite comprising WC, counter-top wash-hand basin and bath.







### **SERVICES**

Mains supplies of water and electricity. The property is connected to the holiday village draining system. All park conditions apply and are available on request.

### **COUNCIL TAX**

Annual site Fee for 2023/24 is £3552.30. The site allows all year round use.

### **VIEWING**

By arrangement with Selling Agents on 01671 404100.

### **OFFERS**

Offers in the region of £94,950 are anticipated and should be made to the Selling Agents.

### **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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### The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.