



***Bishopscroft,  
Main Street,  
Isle of Whithorn,  
DG8 8LG***

EPC = D

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

38-40 Albert Street • Newton Stewart DG8 6EF  
Tel: (01671) 404100 • Fax: (01671) 401443  
[www.abamattews.com](http://www.abamattews.com)

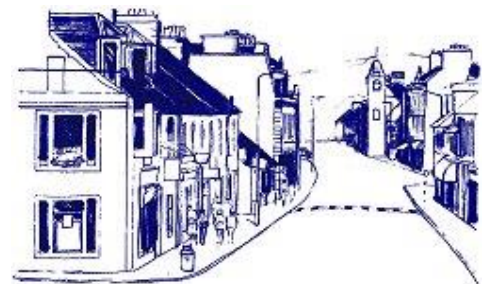
---

BANK OF SCOTLAND BUILDINGS  
Newton Stewart • DG8 6EG  
Tel: (01671) 404100 • Fax: (01671) 404140

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

- **End-terraced traditionally built family property with stunning views onto the harbour**
- **3 Bedrooms and 2 Public Rooms**
- **The property benefits from double glazing and electric heating**
- **Easily maintained garden to the rear with pedestrian access from Main Street**
- **Offers in the region of £155,000**



# **BISHOPSCROFT, MAIN STREET, ISLE OF WHITHORN**

End-terraced traditional built family property with accommodation over two floors with stunning views onto the harbour and the Irish Sea. The property benefits from double glazing and electric heating. There is an easily maintained garden to the rear with pedestrian access from Main Street.

Accommodation comprises:- Ground Floor:- Entrance Porch. Hall. Lounge. Dining Room. Kitchen.  
First Floor:- 3 Bedrooms. Bathroom

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch**

**1.54m x 1.05m**

UPVC entrance door. Built-in storage cupboard housing electric meter with sliding door. Tiled flooring. Hardwood glazed door to hall.

### **Hall**

L-shaped hall. Stairs to first floor accommodation. Electric storage heater.

### **Lounge**

**4.08m x 3.70m**

Bright and airy family room with two south west facing windows. Tiled firesurround. Electric night storage heater.



### **Dining Room**

**3.78m x 2.67m**

North east facing window. Large built-in storage cupboard. Night storage heater.

### **Kitchen**

**2.73m x 2.53m**

North east facing window. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker. Space and plumbing for washing machine. Tiled flooring. UPVC glazed door giving access to garden.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Two built-in shelved storage cupboards. Hatch to attic.

### **Bedroom 1**

**3.70m x 2.62m**

South west facing window. Built-in shelved and hanging cupboard with sliding doors. Electric panel heater.

### **Bedroom 2**

**3.49m x 2.60m**

South west facing window. Built-in shelved and hanging cupboard. Built-in bookcase. Electric panel heater.

### **Bedroom 3**

**2.93m x 2.67m**

North west facing window. Built-in shelved and hanging cupboard with sliding doors. Electric panel heater.



Bedroom 1

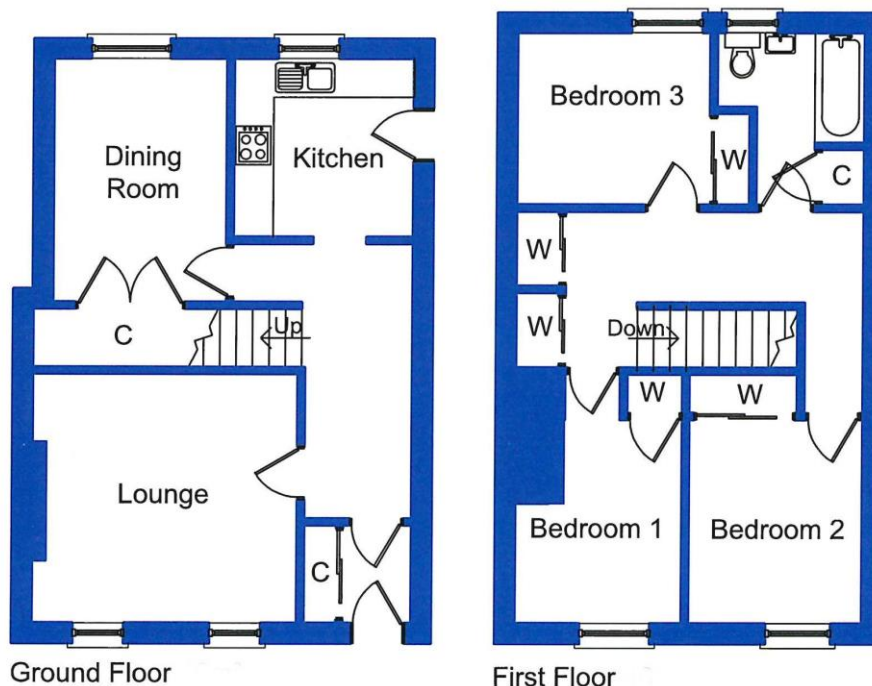


Bedroom 3

### **Bathroom**

**2.56m x 2.36m**

Partially tiled and fitted with a white suite comprising WC, counter-top wash-hand basin and bath with electric shower over. Built-in shelved linen cupboard housing water tank.



Ground Floor

First Floor

Sketch plan for illustrative purposes only

## **Garden**

There is an easily maintained garden to the rear of the property which is mainly hard landscaped with flowering borders. Pedestrian access from Main Street. The neighbouring property has pedestrian right of access.

## **OUTBUILDING**

Garden Shed.



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Night storage heating. EPC = D.

## **COUNCIL TAX**

This property is in Band B.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £155,000 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.



View from Property



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamatthews.com](http://www.abamatthews.com)

---

### The Consumer Protection From Unfair Trading Regulations 2008

---

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.