



NO'62 MAIN STREET

Isle of Whithorn, Newton Stewart, DG8 8LG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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Whithorn 4 miles, Newton Stewart 21 miles, Stranraer 34 miles, Ayr 65 miles, Dumfries 68 Miles, Glasgow 100 Miles

A SPACIOUS THREE BEDROOM MID TERRACED HOUSE IN THE BEAUTIFUL SEASIDE TOWN OF THE ISLE OF WHITHORN, DUMFRIES & GALLOWAY

- TRADITIONAL THREE STOREY SEASIDE MID TERRACED HOUSE
- ENCLOSED REAR GARDEN
- COUNTRYSIDE AND COASTAL WALKS STRAIGHT FROM THE DOORSTEP
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Peter A. H. Matthews
AB & A MATTHEWS
37, Albert Street
NEWTON STEWART
DG8 6EG
Tel: 01671 404100

Email: petermatthews@abamatthews.com



THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

No' 62 Main Street is a traditional mid terraced house, which has been well looked after over the years. This property is located in the stunning rural harbour setting of the Isle of Whithorn, which remains an unspoiled paradise for locals and visitors seeking peace and tranquillity. No'62 Main Street offers an opportunity for a change of scenery or potential for a holiday let within a popular seaside location.

This property benefits from three bedrooms across the first and second floor, with two of the rooms giving stunning views across the harbour and the third overlooking the coastline. The living room also has views onto the main street which overlooks the harbour, while the kitchen faces the private enclosed rear garden.

The local hotel & restaurant and the local convenience store with café are all within walking distance.

ABOUT THE AREA

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland with a great community feel. The village is the location of the long ruined 13th-century Saint Ninian's Chapel, previously a chapel linked to Whithorn Priory and a stopping off point for pilgrims landing on Isle Head and making their way to Whithorn. The main street was originally a causeway, with the harbour located on what was then the true Isle. From the Isle of Whithorn there are many popular walks including Burrowhead Coastal Circuit, the Southernmost point on the Machars. The clifftop here was used to film the final scenes from The Wickerman and provides dramatic scenery.

Local services within the village include: The Steam Packet bar/restaurant and local community shop with café, there are great transport links via bus to both Stranraer and Newton Stewart. Four miles away in Whithorn there are amenities including: a post office, pharmacy, health centre, vets, community centre with gym facilities, some café's, two local greengrocers and a primary school.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing, as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a very short distance from the property, with the area boasting some local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, the International Airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for No'62 Main Street are sought **in excess of: £165,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious three-bedroom mid terraced house is of traditional stone-built construction set overlooking the harbour in the Isle of Whithorn. The property provides comfortable accommodation, as follows:

GROUND FLOOR

- **Front Entrance Hallway**
With stairs to the floors above.
- **Lounge**
With electric fire set in fireplace with window to the front overlooking the harbour.
- **Dining Room**
Spacious dining room with access through to kitchen.

- **Kitchen**

With a range of fitted floor and wall kitchen units, freestanding electric oven with hob and extractor hood. Sink & drainer with plumbed in freestanding washing machine with window overlooking the garden. Access to garden through lean-to from kitchen.



FIRST FLOOR

- **Double Bedroom 1**

With wooden sash windows overlooking the harbour, fitted wardrobes and enclosed shower.

- **Double Bedroom 2**

With fitted wardrobes and views overlooking the sea to the rear of the property.

- **Bathroom**

With bath, WHB, WC and window overlooking the harbour





SECOND FLOOR

- **Double Bedroom 3**
With window overlooking the harbour and large storage cupboard to the rear.
- **Box Room**
With storage shelving.

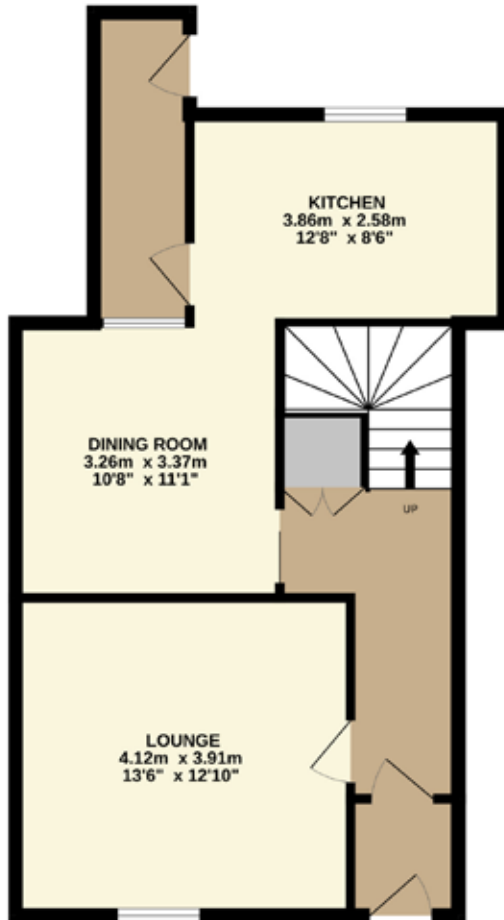
GARDEN GROUNDS

The garden grounds at No'62 Main Street have been maintained and include a patio area and outbuildings.

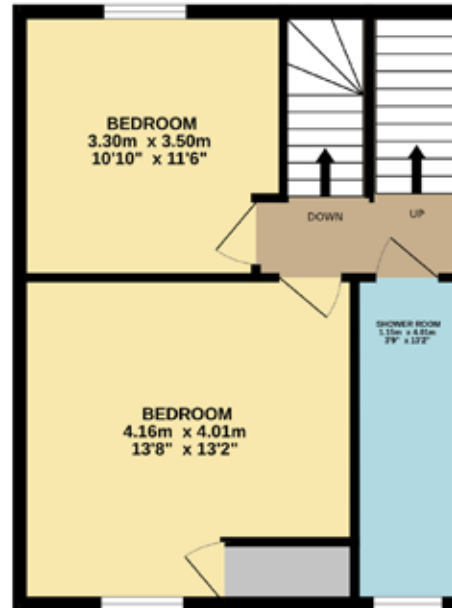


Floor Plan

GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



2ND FLOOR
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 121.8 sq.m. (1311 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric	B	F 29

HOME REPORT

The Home Report can download the direct from our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr P A.H Matthews of AB & A Matthews** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2024





