



***Douglas Cottage,
52 Main Street,
Isle of Whithorn,
DG8 8LG***

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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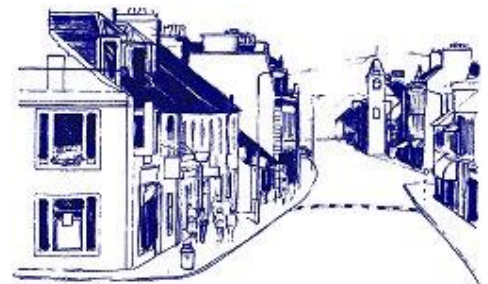
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and as HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA

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- **Attractive mid-terraced property situated in popular Harbour village location with views over the Solway Firth**
- **3 Bedrooms**
- **The property has been maintained to a high standard benefiting from double glazing and electric heating**
- **Easily maintained large garden to the rear of the property**
- **Offers over £155,000**



DOUGLAS COTTAGE, 52 MAIN STREET, ISLE OF WHITHORN

Spacious mid-terraced family property with accommodation over two floors. The property enjoys views over the Solway Firth and has been maintained to a high standard benefiting from double glazing and electric heating. There is an easily maintained large garden to the rear of Douglas Cottage.

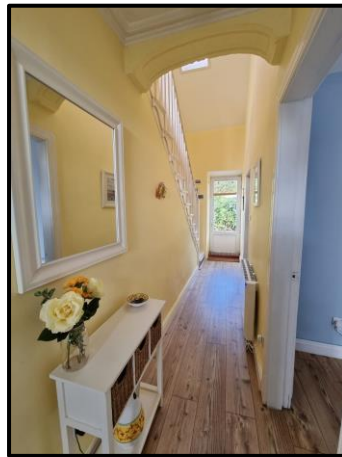
Accommodation comprises: - Hall. Lounge. Bathroom. Bedroom 3. Kitchen. First Floor – 2 Bedrooms. Box Room.

GROUND FLOOR ACCOMMODATION

Hall

6.85m x 0.94m

Glazed composite entrance door. Storage cupboard housing wall mounted electric meter. Laminate flooring. UPVC glazed door giving access to garden. Electric heater.



Lounge

3.53m x 3.10m

Spacious family room with south west facing window. Ornate firesurround with electric stove. Built-in shelved cupboard. Shelved alcove. Electric heater.



Bathroom

2.70m x 2.40m

Partially tiled and fitted with a white suite comprising WC, vanity unit with round countertop basin and bath with mains shower over. Shelved alcove. Understairs storage cupboard.



Bedroom 3

3.50m x 3.20m

South west facing window. Built-in shelved cupboard. Shelved alcove. Electric heater.



Kitchen

3.04m x 2.73m

North east facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset ceramic sink. Integrated appliances include electric hob, built under electric oven and fridge freezer. Space and plumbing for washing machine. Built-in shelved cupboard. Electric heater.



FIRST FLOOR ACCOMMODATION

Bedroom 1

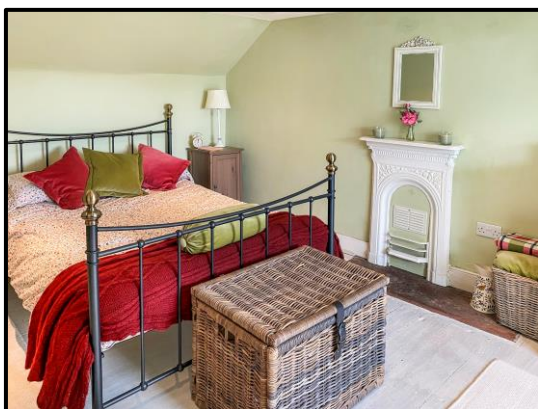
4.14m x 3.20m

South facing dormer window. Original cast iron fireplace. Painted hardwood flooring. Electric panel heater.

Bedroom 2

4.16m x 2.25m

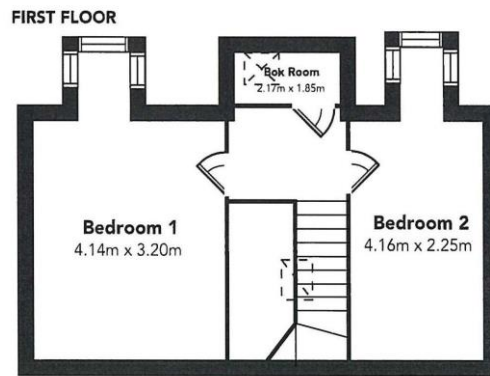
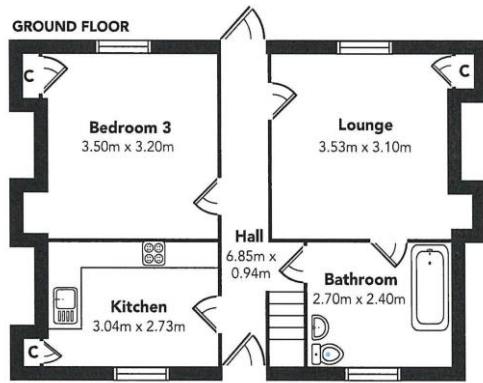
South facing dormer window with window seat. Hatch to attic. Painted hardwood flooring. Electric panel heater.



Box Room

2.17m x 1.85m

Velux window. Housing pressurised water tank.



Sketch plan for illustrative purposes only

Garden

Large terraced garden to the rear of the property with gravelled patio area and steps leading to lawn area with mature shrubs giving all year-round interest.

OUTBUILDING

Garden Shed.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating. EPC = F

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £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.

