




‘Buchanan Lodge’

Whithorn, Newton Stewart, DG8 8HR



Modern build, 3-bedroom detached property in excellent condition throughout within a prime location.

Offers Over: £470,000 are invited

'Buchan Lodge', Whithorn, Newton Stewart, DG8 8HR



Key Features:

- . Spacious family home
- . Modern build
- . Under floor heating
- . En suite master bedroom
- . Full double glazed
- . Stunning sea views
- . Private driveway
- . Prime location
- . Integral garage



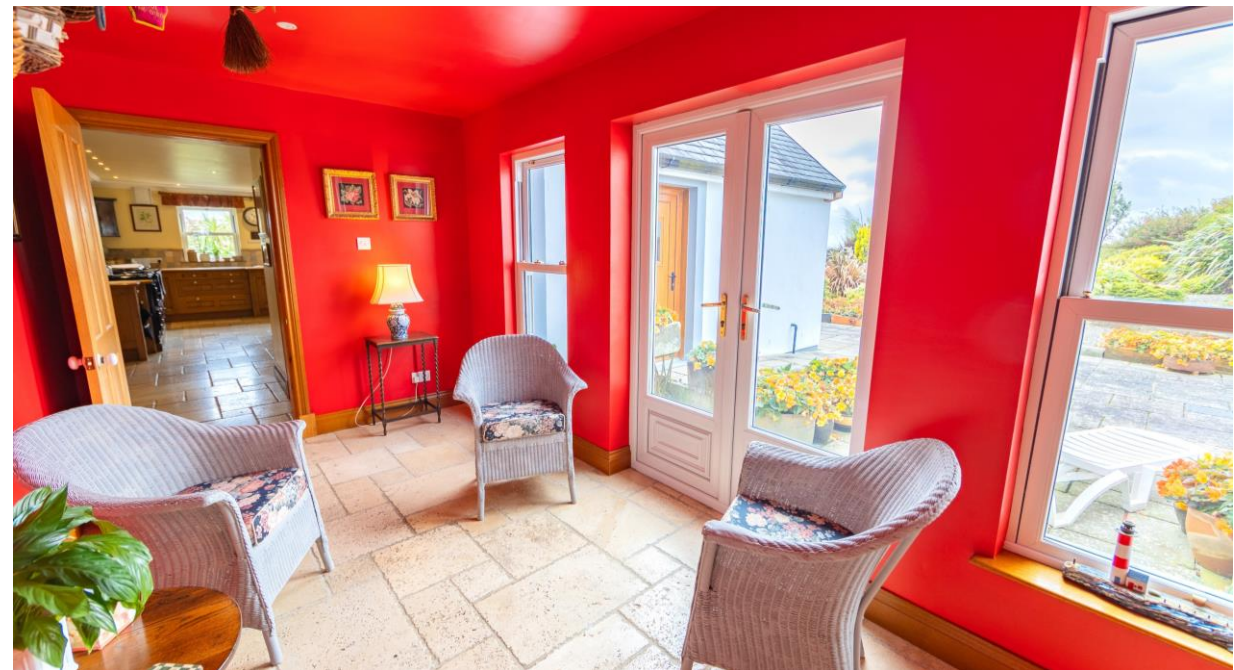


Property description

A superbly presented detached modern villa, located within the most picturesque setting on the outskirts of the small town of Whithorn with outstanding sea views over the coast looking onto Wigtown Bay. Set within its own area of easily maintained garden ground. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, under floor central heating and full modern double glazing. With an entrance vestibule leading into a spacious open hallway with hand crafted oak staircase providing access to upper-level accommodation. A garden room towards the rear providing an outlook and access to rear garden and patio as well as access to integral garage. It is to be noted that the garage has been fully insulated and could easily be converted into further living accommodation. This is a splendid family home or ideal holiday retreat, and viewing is to be thoroughly recommended.

This property also comprises of a spacious lounge to the front with feature gas stove burner as well as a generous sized dining room also with a feature gas burning stove. A large open plan to the kitchen to the rear with dining and sitting area, breakfast island and traditional AGA stove and travertine tiled flooring throughout the ground floor. Upper-level accommodation benefits from a spacious master bedroom with generous Ensuite bathroom. The Ensuite comprises of traditional/ vintage style fixtures and fittings to include a standalone Victorian style bath positioned to be able to appreciate stunning sea views overlooking Wigtown Bay. With two further double bedrooms (one currently used as a study) as well as a separate bathroom. Of timber frame construction finished in brick and render under a slate roof it is situated on a generous sized plot providing a spacious garden to the rear as well as ample off-road parking to the front.

Whithorn has long been a very popular retreat on Scotland's Southwest coastline, attracting many visitors and with access to a full range of outdoor pursuits including walking, fishing, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, chemists and general practice healthcare. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. Both have hotel/restaurants. The well-known Book Town of Wigtown is only 8 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (30 miles).





Accommodation

Entrance porch

Front entrance into property accessed via UPVC double doors into front porch with double glazed sash and case window as well as travertine flooring. Access into hallway.

Hallway

Open spacious hallway providing access to ground floor accommodation, hand crafted oak staircase providing access to upper-level accommodation, travertine flooring, thermostat for ground source heating and integrated smoke detector.

Lounge

Spacious lounge to front of property with 2 x double glazed sash and case windows, feature gas burning stove, tv point as well as travertine flooring.

Dining room

Generous sized dining room to front of property with 2 x double glazed sash and case windows, feature wood burning stove, traditional woodwork as well as travertine flooring and access into dining kitchen.

Dining kitchen

Large open plan dining kitchen with many traditional features to appreciate. Comprising of floor mounted oak style units, Belfast sink with Victorian style mixer tap, integrated dishwasher, integrated AGA stove and burner, double glazed sash and case windows, tiled worktops as well as tv point and BT phone socket. Breakfast island.

Utility/ pantry

Accessed off kitchen, spacious utility currently housing washing machine and tumble dryer as well as fridge freezer with shelved units for storage and travertine flooring.

Garden room

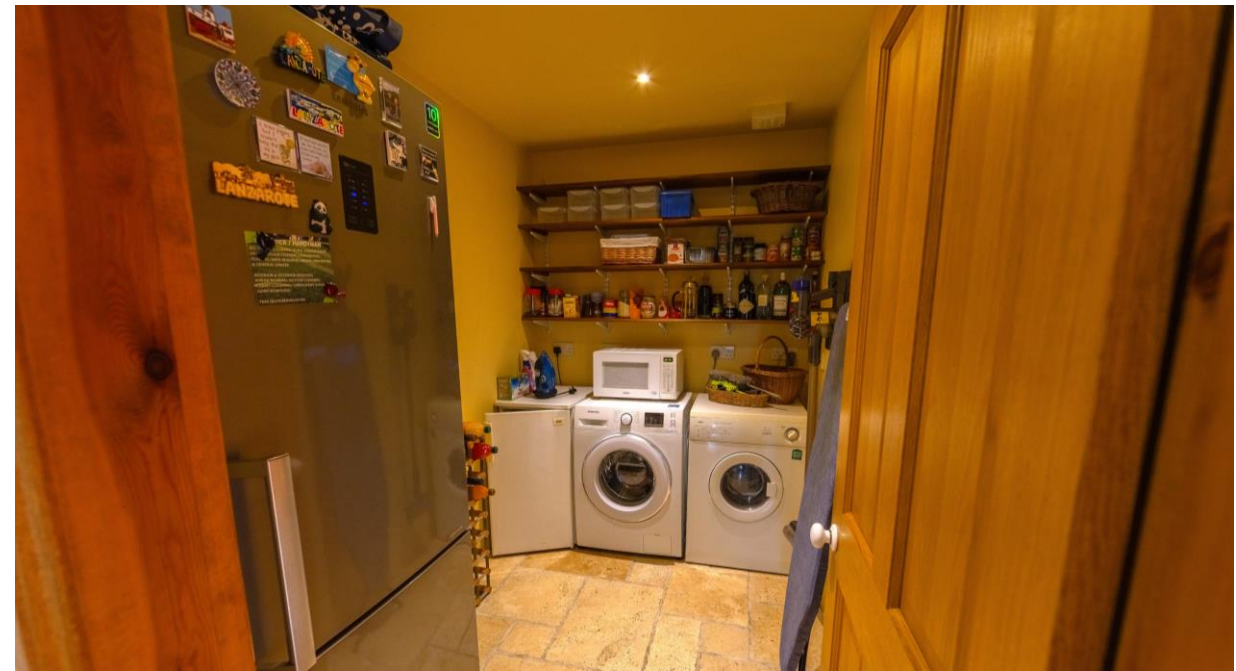
Accessed from kitchen, a garden room to rear of property with double glazed sash and case windows providing rear outlook over garden as well as UPVC French doors providing access to rear patio. Travertine flooring and access into integral garage.

WC

Ground floor WC to rear of property with rear double-glazed sash and case window, toilet and WHB with vintage style fixtures and travertine flooring. Built in extractor also.

Rear porch

Entrance porch towards rear of property off dining kitchen with UPVC door providing outside access to rear garden, double glazed sash and case window and travertine flooring.



Accommodation

Landing

Spacious open landing providing access to upper-level accommodation, built in eaves access to central heating controls, Velux window and laminate wood flooring.

Master bedroom

Spacious double bedroom to rear of property with double glazed sash and case window providing rear outlook. Laminate wood flooring and access to En-suite.

Ensuite

Generous sized en-suite bathroom with traditional Victorian style standalone bath with traditional fixtures, toilet and WHB as well as walk in mains shower with vintage style fixtures and splash panel boarding. Travertine flooring, double glazed sash and case window, built in storage and electric heater.

Bedroom 2

Spacious double bedroom towards front of property with double glazed sash and case window providing outlook over the village of Whithorn.

Bedroom/ study

Currently used as a study towards front of property with double glazed sash and case window to front and Velux window to side. Built in storage and BT phone socket.

Bathroom

Spacious bathroom with traditional fixtures comprising of bath with overhead shower, toilet and WHB. Travertine flooring, Velux window.

Garage

Integral double garage which has been fully insulated, sash and case double glazing to rear and electric up and over door to front. Boiler for ground source heating as well as controls for solar panels. Mains power and access to roof space.

Greenhouse

Attached to side of property, full UPVC double glazing and outside power source.

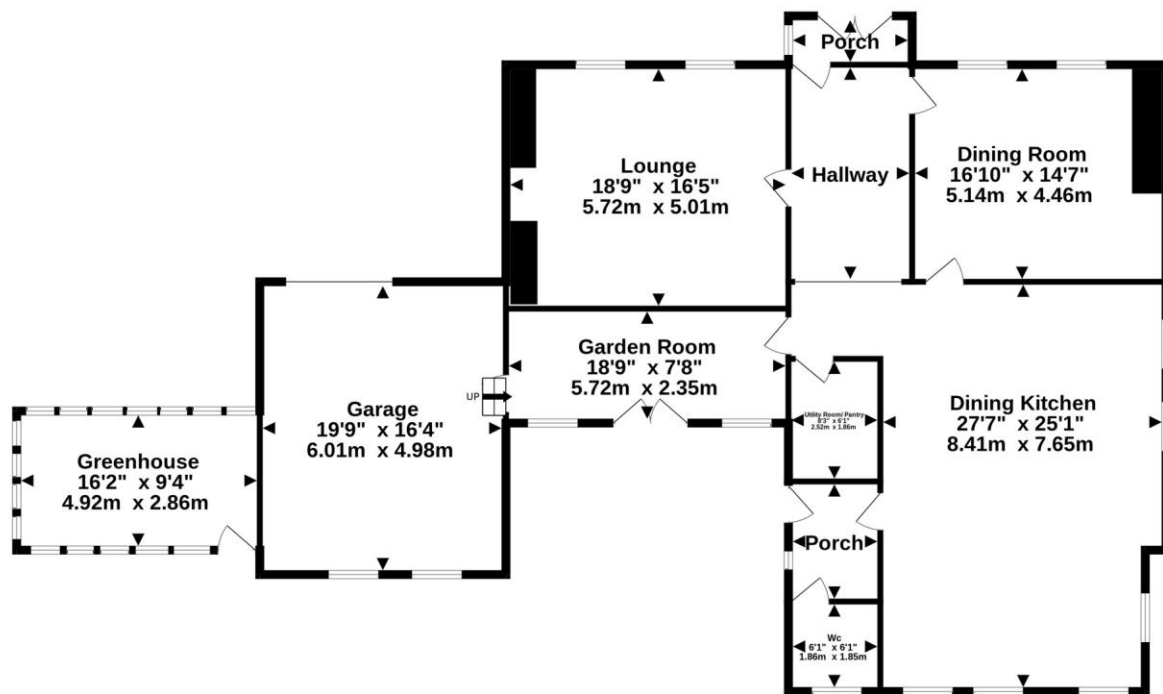
Garden

Sat on a generous plot comprising of gravel area to front providing ample off-road parking, concrete panel pathway towards rear giving access to greenhouse and patio area. Stone dyke border walls with raised gravel area providing a mixture of mature plants/ hedges all well maintained as well as naturally sheltered seating area. Surrounding open views over farmland and beyond.

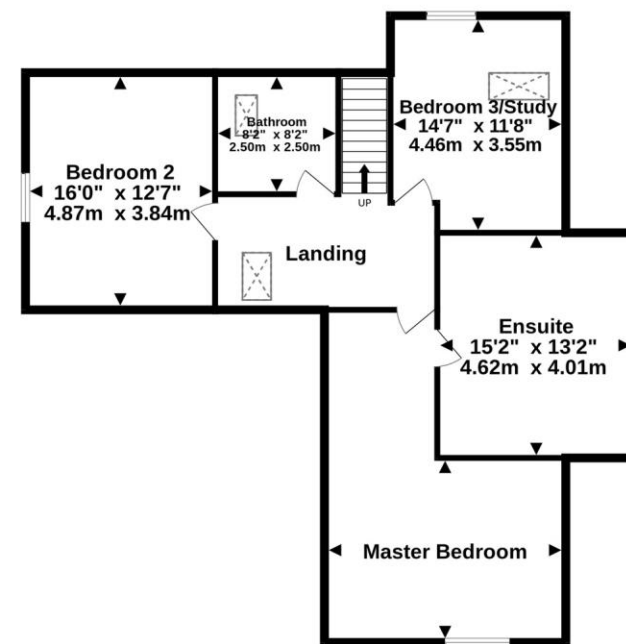




Ground Floor
1962 sq.ft. (182.2 sq.m.) approx.



1st Floor
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 3009 sq.ft. (279.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band F

EPC RATING

B(91)

SERVICES

Mains water and electricity. LPG connection. Under floor central heating and drainage to septic tank.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

