



***Innisfree Cottage,  
21 Tonderghie Row,  
Isle of Whithorn,  
DG8 8LQ***

EPC = E

**A B & A MATTHEWS**  
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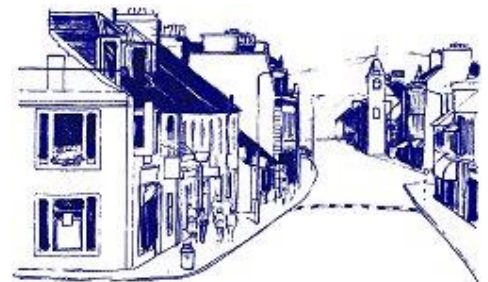
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**THE OLD BANK**  
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*and as* **HUNTER & MURRAY**  
25 Lewis Street • Stranraer DG9 7LA  
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- **Attractive mid-terraced property with stunning views over the harbour, village and open farmland**
- **3 Bedrooms**
- **The property has been maintained to a high standard benefiting from double glazing, electric heating and multi-fuel stove**
- **Easily maintained garden**
- **Offers in the region of £190,000**



# **INNISFREE COTTAGE, ISLE OF WHITHORN**

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Innisfree Cottage is a charming mid-terraced property with spacious family accommodation over two floors and stunning uninterrupted views over the harbour, village and open farmland. The well-presented cottage has been maintained to a high standard with double glazing, electric heating and multi-fuel stove in the lounge giving an attractive focal point and a cosy environment. The open plan kitchen/ lounge provides a valuable space for family and friends to relax and socialise. Accommodation comprises: - Ground Floor – Entrance Porch. Hall. Lounge/Kitchen. Bedroom. WC. First Floor – 2 Bedrooms. Bathroom.

Innisfree Cottage is situated in the popular fishing village of the Isle of Whithorn, located near the southern tip of the Machar's. The Machar's ("coastal pastures") is a quiet peninsula with pretty harbour villages, coastal walks, sandy beaches and is ideal for sailing, cycling, golfing, birdwatching and just relaxing, enjoying the peace and quiet. The area is steeped in history with Ninian Scotland's first Christian Saint landing here, along the coast is St Ninian's Cave, which is said to have been used by the saint for prayers. The Isle of Whithorn is located some 17 miles from the market town of Newton Stewart, where you will find a larger range of shops, supermarkets, Secondary School, Cinema and Leisure Centre. Kirroughtree Forest Park is located north of Newton Stewart 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 at its best, with no light pollution for miles, and has been awarded the title of a Dark Sky Park.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch**

**1.29m x 1.20m**

Composite entrance door with transom window. Glazed door giving access to hall.

### **Hall**

Bright and airy hall with north west facing window. Understairs storage cupboard. Access to cloakroom. Stairs to first floor accommodation. UPVC glazed door giving access to garden. Electric heater.

### **Lounge**

**5.50m x 3.08m**

Spacious lounge with east facing window enjoying the views. Brick built fire surround with oak beam mantle, slate hearth and inset multi-fuel stove.







### **Kitchen**

**3.65m x 2.80m**

West facing window. Open plan with the lounge providing a valuable space for family and friends to socialise and enjoy the stunning views. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include electric hob with electric oven below and extractor fan above. Space and plumbing for washing machine and dishwasher.



### **WC**

**1.35m x 1.00m**

Partially tiled and fitted with white WC and wash-hand basin.

### **Bedroom 3**

**5.57m x 3.15m**

East facing window. Feature cast iron fireplace with wooden fire surround. Electric heater.





## **FIRST FLOOR ACCOMODATION**

### **Landing**

Walk-in storage cupboard housing water tank. Built-in shelved and hanging cupboard.

### **Bedroom 1**

**5.55m x 4.09m**

South east facing Bay window with window seat to enjoy the uninterrupted views. Built-in shelved and hanging cupboard. Eaves shelved storage. Hatch to attic. Electric heater.

### **Bedroom 2**

**5.50m x 3.60m**

South east facing Bay window with window seat. Built-in storage cupboard. Built-in shelved storage cupboard. Electric heater.



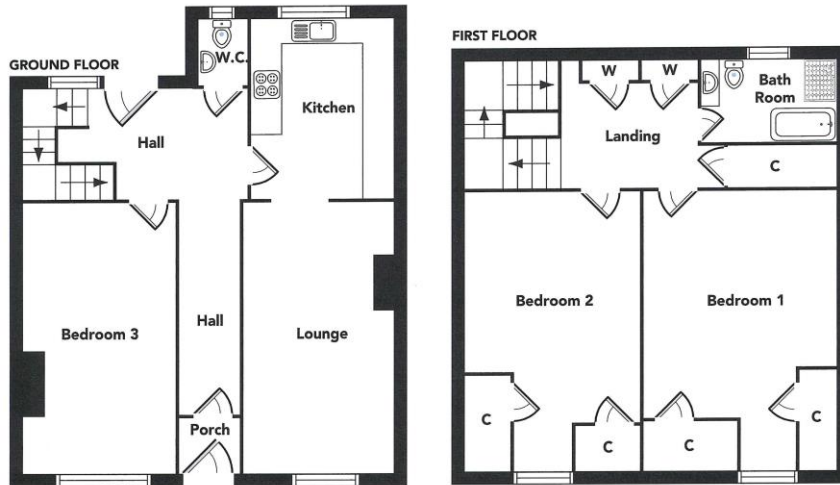
### **Bathroom**

**2.82m x 2.65m**

Partially tiled and partial wet wall panelling. Fitted with a white suite comprising back to wall WC, countertop wash hand basin, walk-in shower cubicle with electric shower and bath. Heated ladder style towel rail. Electric heater.







Floorplans are indicative only - not to scale  
Produced by Plushplans

**Garden**

To the rear of the property is a large garden area which is mainly laid to lawn with a variety of mature flowering shrubs and ornamental trees giving all year-round interest. Paved patio area provides an ideal space for family and friends to gather. Gate leading to playpark.

**OUTBUILDING**

Outside Store  
Keter Garden Storage



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating and multi-fuel stove. EPC = E

## **COUNCIL TAX**

This property is in Band D.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £190,000 are anticipated and should be made to the Selling Agents. It is understood that some items of furniture can be taken over by separate negotiation.

## **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



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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.