



***Portyerrock Cottage,
Isle of Whithorn,
Newton Stewart
DG8 8JQ***

EPC = F

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PROPERTY OFFICE

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- **Attractive stone built detached cottage built early 1800's and situated on the shores of Wigtown Bay with panoramic sea views**
- **3 bedrooms**
- **The property has been maintained to a very high standard and is in walk-in condition throughout benefiting from double glazing and oil-fired central heating**
- **Easily maintained garden with off-road parking for several vehicles and pedestrian access to Portyerrock Bay**
- **Offers over £295,000**



Portyerrock Cottage, Isle of Whithorn

Portyerrock Cottage is a charming detached three-bedroom property, which has been lovingly finished to a high standard throughout, providing a well-presented and spacious family home. The cottage benefits from double glazing, oil-fired central heating and multi-fuel stove in the lounge giving an attractive focal point and a cosy environment. The garden ground has been designed for low maintenance with lawn and patio area providing an ideal space for family and friends to gather and enjoy the uninterrupted views. Accommodation comprises: - Ground Floor: Entrance Hall. Lounge. Kitchen. Utility Room. Dining Room. Bedroom. First Floor: Two Bedrooms. Box Room. Bathroom.

Portyerrock Cottage is situated on the shores of Wigtown Bay with its breath-taking views over the water, dolphins can occasionally be spotted. 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 cottage is located some 19 miles from the market town of Newton Stewart, where you will find a wide 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 Hall

6.77m x 1.55m

Hardwood entrance door and stairs to first floor accommodation with under stairs cupboard. Radiator.

Lounge

6.80m x 4.00m

Bright and airy family room with east and west facing windows. Ornate fire surround with multi fuel stove. Built-in shelved alcove, bookshelves and built-in storage cupboard. Two radiators.

Kitchen

Two west facing windows and north facing window. Recently installed kitchen fitted with a good range of modern wall and floor units, ample worktops and 1½ bowl ceramic sink. Island with integrated induction hob. Extractor fan. Hardwood glazed door giving access to the garden. Radiator.



Utility Room

2.38m x 1.22m

South facing window. Space and plumbing for washing machine. Oil fired central heating boiler.

Bedroom 3

4.11m x 3.70m

East facing window. Feature wooden fireplace with tiled slips and hearth. Built in shelved cupboard. Radiator.



FIRST FLOOR ACCOMODATION

Landing

Velux window.

Bedroom 1

5.20m x 3.77m

East and west facing Velux windows with unrestricted views over Wigtown Bay. Two eaves storage. Painted wooden flooring. Radiator.

Bedroom 2

4.10m x 2.66m

East Velux window with unrestricted views over Wigtown Bay. Eaves storage space. Painted wooden floor. Radiator.



Box Room

1.95m x 1.80m

East facing Velux window.

Bathroom

3.43m x 2.57m

Fitted with a white suite comprising WC, wash hand basin, roll top bath and corner shower cubicle with mains water shower. Partial wall panelling and partially tiled. Built in storage cupboard. Radiator.

Garden

The front garden is mainly laid to lawn with flowering borders and superb views over Wigtown Bay. To the rear of the property the garden ground is mainly laid to lawn with gravelled area providing ample off-road parking for several vehicles and access to the garage. There is a right of pedestrian access to Portyerrock Bay over the neighbouring property.



OUTBUILDINGS

Garage with electric door and power laid on. Space and plumbing for washing machine.

SERVICES

Mains supplies water and electricity. The property is connected to the septic tank which is shared with Portyerrock Mill. Oil fired central heating. EPC = F

COUNCIL TAX

The property is in band D.

VIEWING

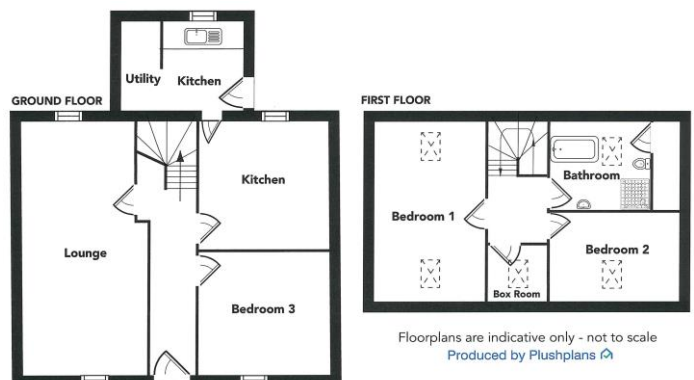
By arrangement with the Selling Agents on 01671 404100 or by calling our client on 07879 256815

OFFERS

Offers over £295,000 are anticipated and should be made directly 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.



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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.