



**40 Laigh Isle,
Isle of Whithorn,
Newton Stewart,
DG8 8LS**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

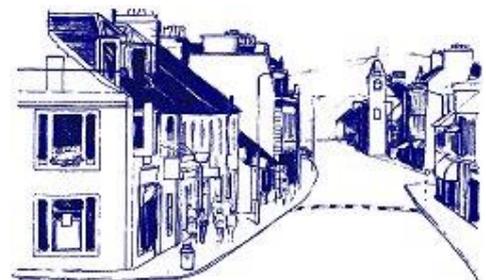
PROPERTY OFFICE
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamatthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK
Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Detached chalet situated in popular harbour village with uninterrupted views onto the Solway Firth**
- **2 Bedrooms**
- **The property is in walk-in condition and benefits from double glazing and electric heating**
- **Easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £90,000**



40 LAIGH ISLE, ISLE OF WHITHORN

Detached two-bedroom chalet situated in the Laigh Isle complex with uninterrupted views onto Solway Firth and within easy walking distance of the harbour and all local amenities. The property is in walk-in condition and benefits from double glazing, electric heating and easily maintained garden and off-road parking for several vehicles. Viewings are highly recommended.

Accommodation comprises:- Hall. Lounge. Kitchen. Dining Area. 2 Bedrooms. Bathroom.

ACCOMMODATION

Hall

South east facing picturesque window. Electric night storage heater.

Lounge/Dining Area

5.36m x 3.40m

Bright and airy room with north west facing window and south east facing French doors leading to patio area and garden. Built-in storage cupboard housing hot water cylinder. Electric heater and electric panel heater.



Kitchen

2.60m x 2.10m

North west facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine. Space for slot in cooker. Wall mounted electric meter. UPVC glazed door to garden.



Bedroom 1**3.27m x 2.70m**

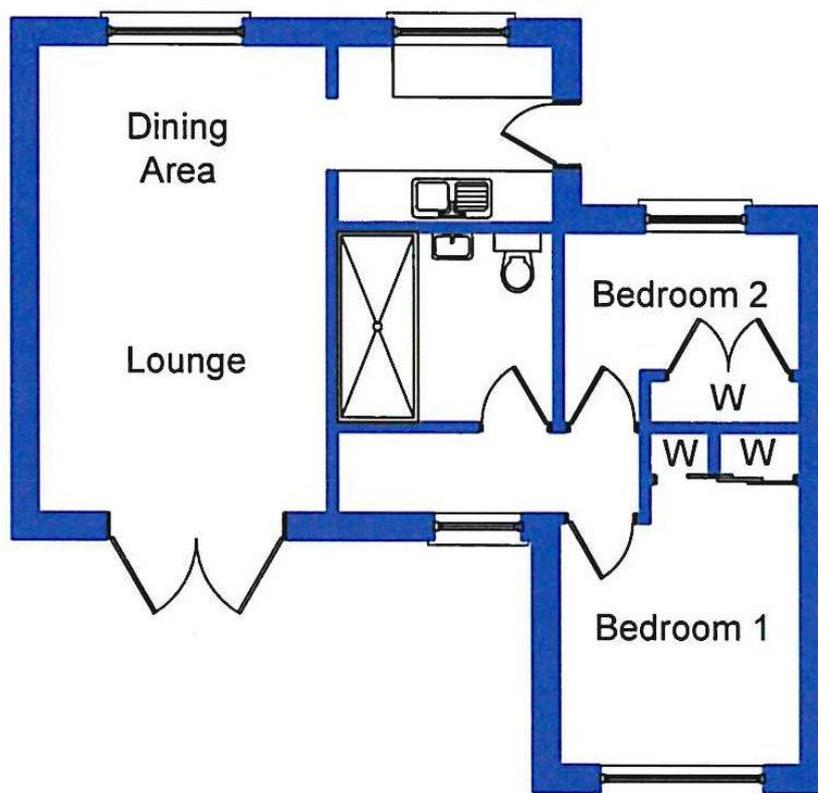
South east facing window. Built-in bedroom furniture comprising shelved and hanging cupboard and drawers. Electric panel heater.

Bedroom 2**2.70m x 1.74m**

South west facing window. Built-in shelved and hanging storage cupboards.

Bedroom 1Shower Room**Shower Room****1.90m x 1.72m**

Partial wet wall panelling and partially tiled. Fitted with a white suite comprising WC, wash-hand basin and walk-in shower with electric shower. Hatch to attic.



Sketch plan for illustrative purposes only

Garden

A tared driveway gives access to the property and provides ample off-road parking for several vehicles. Paved patio and lawn with flowering borders.



Rear of Property



View from Property

SERVICES

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

Isle of Whithorn Leisure Limited is responsible for all grass cutting on the complex, road maintenance, lighting etc. Each proprietor is a £1 shareholder in the Company. The annual charge is £495 or £425 if paid by 1st August.

COUNCIL TAX

This property is in Band A.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £90,000 are anticipated and should be made to the Selling Agents. It is understood that some items of furniture maybe 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.



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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.