



***Arenal,  
Longhill Bungalow,  
Whithorn,  
DG8 8LZ***

EPC = E

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- **Charming detached bungalow situated on the outskirts of Whithorn with uninterrupted views over open farmland**
- **3 Bedrooms**
- **The bungalow has been maintained to a high standard benefiting from double glazing and oil-fired central heating**
- **Easily maintained garden with garage and off-road parking for several vehicles**
- **Offers in the region of £175,000**



# **ARENAL, LONGHILL BUNGALOW, WHITHORN**

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We are delighted to bring to the market this charming detached three-bedroom bungalow situated on the outskirts of Whithorn. The bungalow has been maintained to a high standard and is in walk-in condition throughout benefitting from double glazing, oil-fired central heating and easily maintained garden with unrestricted views over open farmland. Accommodation comprises: - Entrance Porch. Hall. Lounge. Kitchen. Dining Area. 3 Bedrooms. Shower Room. Rear Porch.

Whithorn is a charming village in Dumfries and Galloway, known for its rich history and stunning natural surroundings. It lies on the southern coast of the country, offering a peaceful, rural atmosphere. The village is ideal for those looking for a rural lifestyle while still being within reach of essential amenities and scenic coastal views. The surrounding area offers plenty of outdoor activities, including walking, cycling, and exploring the local wildlife.

## **ACCOMMODATION**

### **Entrance Porch**

**1.17m x 1.12m**

UPVC glazed entrance door. Built-in shelved and hanging storage cupboard housing electric meter. Glazed door giving access to hall.

### **Hall**

Built-in shelved and hanging storage cupboard and built-in shelved linen cupboard. Hatch to attic. Radiator.

### **Lounge**

**5.42m x 3.60m**

Bright and airy family room with two south east facing windows and south west facing window. Ornate fire surround with inset coal effect gas fire providing an attractive focal point. Two radiators.



### **Kitchen/Diner**

**5.46m x 3.60**

Spacious multi-use room with two north west facing windows 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 with matching splashbacks, slot in cooker and inset stainless steel drainer sink. Space and plumbing for washing machine. Radiator. Fridge/freezer available through separate negotiation.



**Bedroom 1****4.80m x 3.10m**

North west facing window overlooking rear garden and open farmland. Two shelved and hanging cupboards. Radiator.

**Bedroom 2****4.20m x 2.77m**

South east facing window. Radiator.

**Bedroom 3****2.70m x 2.60m**

South east facing window. Built-in shelved and hanging cupboard.

**Shower Room****2.65m x 1.75m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Wall mounted medicine cabinet. Radiator.

**Rear Porch****1.70m x 1.60m**

South west facing window. Built-in storage cupboard with sliding doors. UPVC glazed door giving access to garden.



## **Garden**

The property stands in a generous area of garden ground which is mostly laid to lawn with flowering borders and vegetable plots. To the front of the property a concrete driveway gives access to the garage and offers off-road parking for several vehicles.



## **OUTBUILDING**

Detached garage with power and light laid on.

## **SERVICES**

Mains supplies of water and electricity. Drainage is to a Septic Tank. Oil-fired central heating. EPC = E

## **COUNCIL TAX**

This property is in Band C.

## **VIEWING**

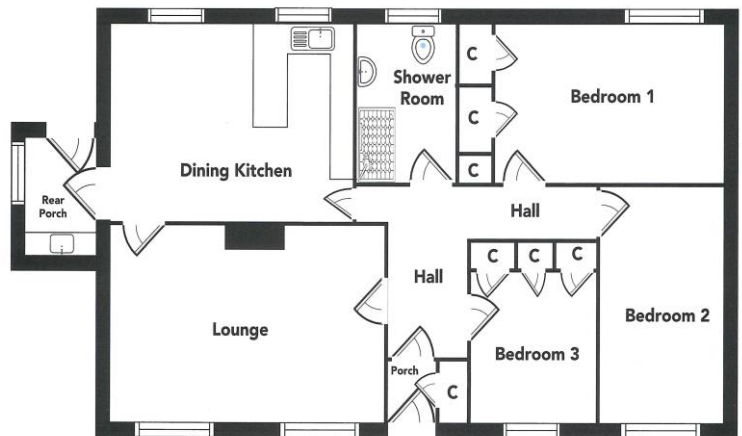
By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £175,000 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.



Floorplans are indicative only - not to scale

Produced by Plushplans



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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.