



GAP

galloway & ayrshire properties



117 George Street, Whithorn

Newton Stewart

Offers Over £105,000



117 George Street

Whithorn, Newton Stewart

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 and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel, 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. 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).

Council Tax band: A

Tenure: Freehold

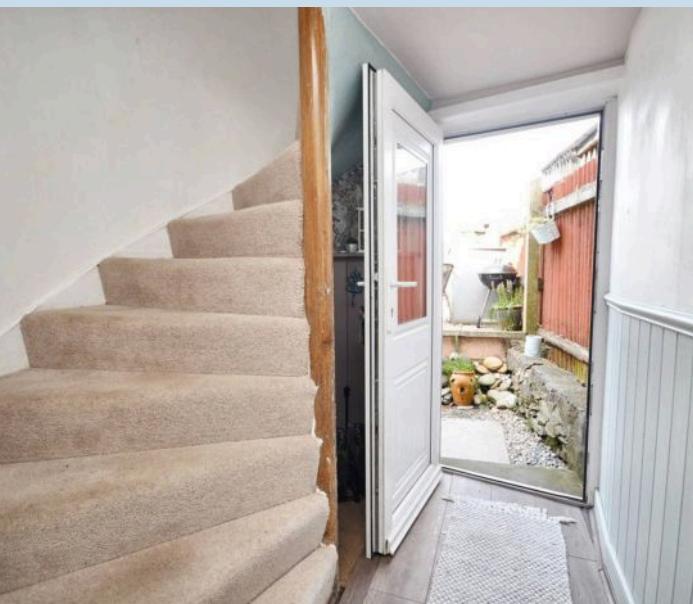
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Traditional stone built property
- Conveniently located
- Feature multi fuel burning stove
- Excellent condition with traditional features
- Two double bedrooms
- Spacious garden grounds
- Open views to rear over surrounding countryside & beyond
- Ideal holiday home investment







Located within the charming surroundings of Whithorn, this delightful 2-bedroom terraced town house offers a unique blend of traditional charm and modern comfort. The property, constructed from traditional stone, boasts a feature multi fuel burning stove, adding warmth and character to the inviting living space. Conveniently located, the house is in excellent condition and showcases a range of traditional features that effortlessly blend with contemporary amenities. The two double bedrooms provide ample space for relaxation, while the spacious garden grounds offer a tranquil retreat. With open views to the rear overlooking the picturesque countryside and beyond, this property is not just a home but an ideal holiday home investment, promising both solace and opportunity.

Stepping outside, the generously sized enclosed garden grounds truly elevate the allure of this property, stretching to rear open fields and providing breath-taking views over the local countryside and beyond. The mature garden grounds have been thoughtfully landscaped, comprising a raised concrete patio area perfect for al fresco dining, a gravel pathway leading down to mature planting borders, a well-maintained lawn area, and convenient outside storage along with a garden shed. Fenced borders and stone dyke walls ensure privacy and security while adding to the property's character and charm. The outdoor space of this property offers a sanctuary for relaxation and reflection, making it an idyllic retreat for those seeking a harmonious blend of nature and comfort in their every-day living experience.





Hallway

Front entrance to property via timber door giving access to full ground floor accommodation as well as stairs to the rear allowing for access to upper level accommodation. Straight hallway directly through to rear access to enclosed garden grounds via UPVC storm door with double glazed panel.

Kitchen

10' 11" x 9' 3" (3.32m x 2.82m)

Spacious dining kitchen to front of property, fully fitted with both floor and wall mounted units. Stainless steel sink with mixer tap, under counter fridge as well as plumbing for washing machine and space for electric oven and cooker. Single glazed sash and case window to front also as well as access into lounge.

Lounge

13' 3" x 11' 1" (4.03m x 3.38m)

Generous sized lounge towards rear of property with feature multi fuel burning stove as well as built in display recess, TV point and rear single glazed sash and case window providing rear outlook over garden grounds. Access to small study/studio also.

Study/studio

4' 8" x 3' 9" (1.42m x 1.15m)

Accessed off of lounge, small studio/ study to rear of property with glass panel door giving both an outlook and access to the rear garden grounds. Can be used as potential storage also.

Shower Room

Spacious shower room on the upper level with walk in shower cubicle with electric shower as well tiled walls. Comprising also of separate toilet and WHB as well as heated towel rack.



Bedroom

11' 2" x 10' 10" (3.41m x 3.29m)

Double bedroom on the upper level towards rear of property with large single glazed sash and case window providing rear outlook over garden grounds and countryside beyond. Electric storage heater also.

Bedroom

15' 6" x 11' 5" (4.73m x 3.47m)

Spacious double bedroom on the upper level to front of property with two single glazed sash and case windows providing front outlook as well as built in display recess and electric storage heater. A bright and spacious master bedroom which also has potential to be an upper lounge.

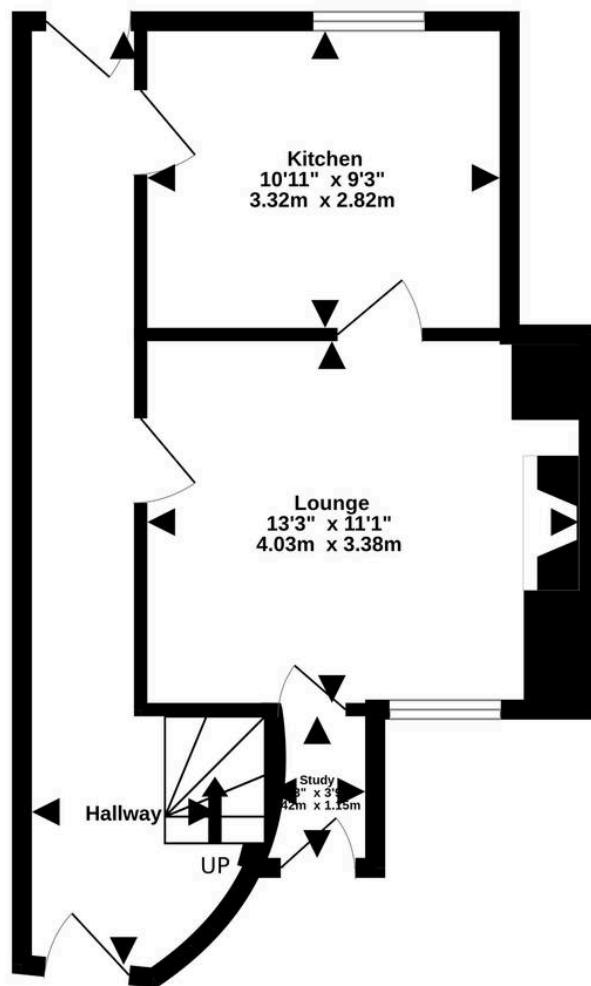
Garden

Generously sized enclosed garden grounds to the rear stretching to rear open fields providing stunning views over the local countryside and beyond. Mature garden grounds comprising of raised concrete patio area with gravel pathway leading down the grounds to mature planting borders, maintained lawn area, outside storage and garden shed. Fenced borders as well as stone dyke walls.

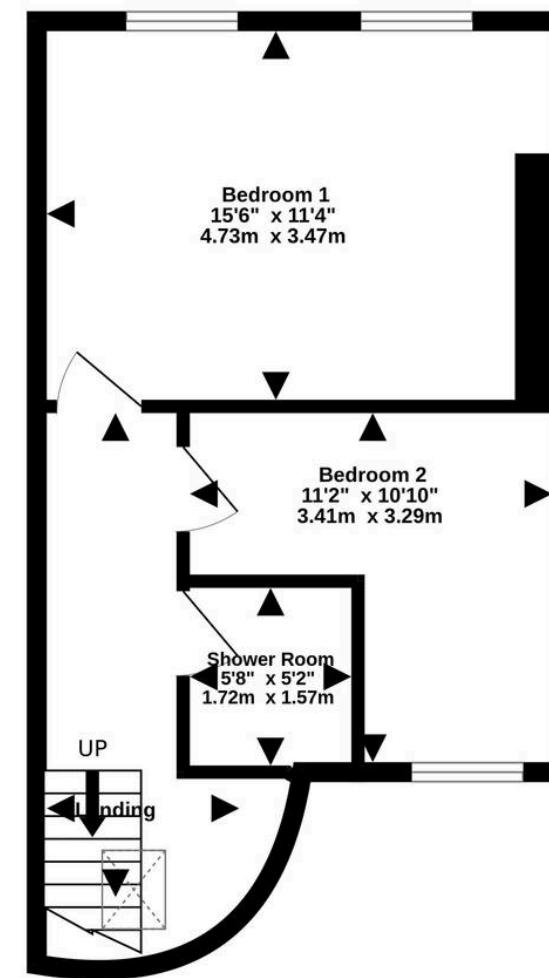




Ground Floor
369 sq.ft. (34.3 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Galloway & Ayrshire Properties

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