



**38-40 George Street, Whithorn**

Newton Stewart, DG8 8NZ

Offers in Region of **£175,000**

## 38-40 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, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, 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. Both have hotel/restaurants. 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).

- Traditional stone property
- Spacious accommodation
- Large enclosed garden grounds
- Close to all local amenities
- Traditional features
- Open plan kitchen/dining area
- Ground floor WC
- Potential for 3rd spacious bedroom



## 38-40 George Street

Whithorn, Newton Stewart

In the heart of Whithorn, this charming 2-bedroom (potentially 3-bedroom) mid-terraced house presents a rare opportunity for those seeking a traditional stone property bursting with character. Boasting spacious accommodation throughout, the property welcomes you with a warm ambience and an array of stunning traditional features. The open plan kitchen/dining area is perfect for entertaining guests, while the ground floor WC adds convenience to daily living. The large enclosed garden grounds provide a peaceful sanctuary right at your doorstep, ideal for outdoor relaxation or hosting gatherings. Situated just a stone's throw away from all local amenities, this property offers the perfect blend of comfort, convenience, and character for a truly fulfilling lifestyle.

Outside, a generous sized garden awaits, stretching alongside a local burn and offering a tranquil escape from the hustle and bustle of every-day life. A raised decking area provides a picturesque spot for morning coffees or evening drinks, while a concrete slab patio offers a perfect setting for alfresco dining. Meandering pathways wind through the generous sized garden, lined with mature planting borders and shrubbery that add a touch of natural beauty to the surroundings. Additionally, a garden shed and greenhouse offer ample storage space for tools and equipment, ensuring that the outdoor space remains organised and clutter-free. With fenced borders providing privacy and security, you can enjoy the serene outdoor oasis to its fullest potential, making this property an ideal choice for those who appreciate the beauty of outdoor living.



### Hallway

Front entrance porch leading into spacious hallway providing access to full ground floor living accommodation. Stairs giving access to upper level accommodation as well as generous under stairs storage also.

### Sitting Area

12' 6" x 10' 11" (3.82m x 3.34m)

Fully open plan living space comprising of kitchen with dining area giving open access to rear lounge/ sitting room. Two double glazed windows to rear as well as feature wood burning stove and generous built in storage giving access to recently installed boiler.

### Dining Area

13' 7" x 8' 8" (4.14m x 2.64m)

With open access off of kitchen and rear reception area, a spacious dining area with double door access from hallway as well as generous built in display recess.

### Kitchen

14' 3" x 13' 7" (4.34m x 4.13m)

Open plan kitchen area to front of property with separate front porch access as well as large double glazed frontage and built in storage. Fully fitted with stainless steel sink with copper mixer tap, Belling stove and breakfast bar with oak worktop. Wall papered ceiling. Open plan access to dining area leading to rear reception area.

### WC

5' 1" x 4' 2" (1.56m x 1.28m)

Ground floor WC to rear of property comprising of toilet and wall mounted WHB.

### Utility Room

6' 11" x 5' 10" (2.11m x 1.79m)

Generous sized utility space towards rear of property currently housing white goods with plumbing for washing machine.

### Landing

Bright and spacious landing on the first floor giving access to full upper level accommodation as well as stairs giving





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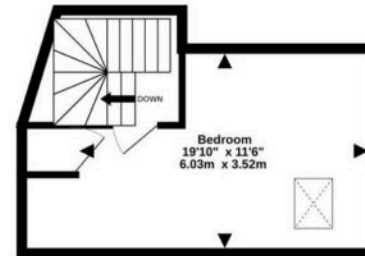
## GARDEN

Generous sized garden grounds to the rear of the property stretching alongside a local burn providing a tranquil retreat. Comprising of a raised decking area leading down to concrete slab patio/ pathway leading down surrounded with mature planting borders and shrubbery. Garden shed and greenhouse also with fenced borders.

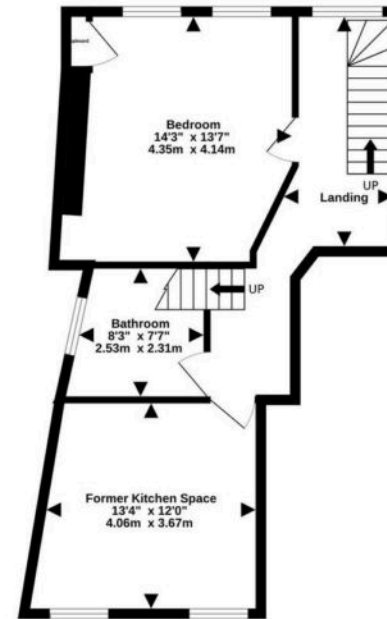




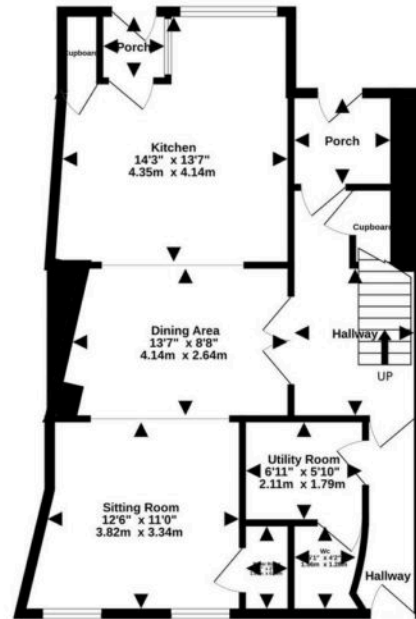
2nd Floor  
241 sq.ft. (22.4 sq.m.) approx.



1st Floor  
500 sq.ft. (46.5 sq.m.) approx.



Ground Floor  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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