



A B & A  
Matthews

***23 St John Street,  
Whithorn,  
DG8 8PD***

***Offers in the region of £85,000***





Whithorn, one of Scotland's most historic towns. Founded in the 5th century by St Ninian, Scotland's first saint, Whithorn is recognised as the birthplace of Scottish Christianity. Each year, pilgrims retrace his steps to St Ninian's Cave, while the story of his life and legacy unfolds at the fascinating Whithorn Priory & Museum.

Just a few miles away lies the Isle of Whithorn, a picturesque coastal village set around a sheltered harbour. Here you'll find St Ninian's Chapel, a place of reflection overlooking the sea.

Beyond its rich heritage, Whithorn and the surrounding Machars area offer endless opportunities for cycling, walking, golf, fishing, and birdwatching. Enjoy local food, browse unique shops, and take in the beauty of this unspoiled corner of southwest Scotland.

Whithorn is proud to be a UNESCO Biosphere Community, part of the Galloway and Southern Ayrshire Biosphere. As a Proud Supporter, the town is committed to:

- Conserving the area's natural resources
- Supporting a sustainable local economy
- Promoting cultural heritage and local products
- Enhancing community wellbeing and learning
- Raising awareness of the Biosphere's special environment





An excellent opportunity to purchase this mid-terraced three-bedroom property, conveniently located close to local amenities, the primary school, and public transport links.

While the property requires some modernisation, it offers superb potential for first-time buyers, investors, or anyone looking to create a comfortable family home to their own taste and style.

Additional features include:

- Double glazing throughout
- Electric wet heating system
- Small garden area

**Council Tax Band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: F**

**EPC Environmental Impact Rating: B**



## **GROUND FLOOR ACCOMMODATION**

### **Hall – 7.00m x 0.84m**

UPVC glazed entrance door. Wall mounted cupboard housing electric meter. Understairs cupboard. Radiator.

### **Lounge – 4.28m x 3.56m**

East facing window. Feature stone fire surround with inset multi-fuel stove. Radiator.

### **Kitchen – 3.70m x 3.43m**

West facing window overlooking garden ground. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine and space for slot in cooker. UPVC glazed door to garden. Radiator.

### **Bathroom – 3.36m x 2.15m**

Fully tiled and fitted with a coloured suite comprising WC, wash-hand basin, bath and shower cubicle with electric shower. Built-in storage cupboard. Clothes pulley. Radiator.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

West facing window. Varnished pine flooring.

### **Bedroom 1 – 2.89m x 2.42m**

East facing window. Built-in shelved storage cupboard housing water cylinder.  
Varnished pine flooring. Radiator.

### **Bedroom 2 – 2.89m x 2.41m**

West facing window. Varnished pine flooring. Radiator.

### **Bedroom 3 – 3.26m x 3.08m**

West facing window. Varnished pine flooring. Radiator.

### **Garden**

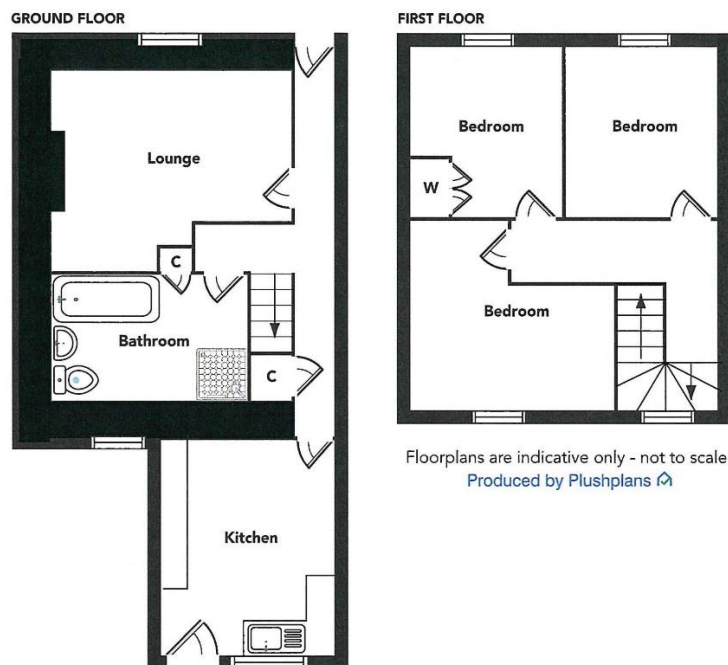
The garden area is to the rear of the property and has mature shrubbery

### **SERVICES**

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







#### **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.