



A B & A
Matthews

**31-33 George Street,
Whithorn,
DG8 8NS**

Offers in the region of £160,000



Whithorn, often called the Cradle of Christianity in Scotland, is one of the country's most historic and spiritual destinations. It was here that Saint Ninian founded the Candida Casa, or "White House," establishing Scotland's first stone church and marking the beginning of Christian worship north of the Roman frontier. Today, visitors can explore the Whithorn Priory and Museum, where the Whithorn Trust showcases over 1,500 years of history through early Christian stones, relics, and exhibitions telling the story of pilgrimage and faith. Just a short drive south lies the Isle of Whithorn, a picturesque fishing village connected to the mainland since 1790 by a causeway. St. Ninian's Cave, about three miles west, is traditionally believed to be the saint's place of prayer and remains a popular site of pilgrimage today. Visitors can also enjoy walks along the rugged coastline, explore the Isle Head Lighthouse and the remains of an ancient promontory fort, or simply watch fishing boats come and go from the harbour once used for trade with Ireland and the Isle of Man. The village even features in film history, having served as a location for *The Wicker Man*. Surrounded by the Galloway and Southern Ayrshire UNESCO Biosphere, Whithorn offers opportunities for cycling, birdwatching, fishing, golf, and peaceful nature walks. Whether you come for its sacred heritage, beautiful landscapes, or sense of tranquility, Whithorn and the Isle of Whithorn offer an unforgettable glimpse into Scotland's spiritual and coastal past.



End-terraced three bedroom property, offering an exciting opportunity for renovation and modernisation. The current owners have already begun the upgrading process, having cleared the premises, installed a new damp-proof course, and added double glazing throughout. The groundwork has been completed, leaving the property ready for a new owner to complete the refurbishment and restore it to its full potential. This property represents an ideal investment or development opportunity for those seeking a project with great promise.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: D

- **End-terraced property offering exciting opportunity for renovation and modernisation**
- **Newly installed double glazing**
- **Damp-proof course installed**
- **3 Bedrooms**
- **Large garden**
- **Close to local amenities**



GROUND FLOOR ACCOMMODATION

Entrance Porch **1.50m x 1.00m**

Door leading from George Street and glazed door to shop.

Kitchen **5.70m x 4.25m**

East and west facing windows. Tiled fireplace.

Dining Area **3.80m x 3.50m**

West facing window. Door to rear hall.

Rear Hall **3.80m x 2.00m**

Stairs to first floor accommodation. Understairs cupboard. Door giving access to pend and garden.

Sitting Room **5.00m x 4.80m**

Separate access from George Street with two windows. Wall mounted electric meters



FIRST FLOOR ACCOMMODATION

Landing

Stairs giving access to first floor accommodation. West facing sash and case window. Built-in storage cupboard.

Lounge

6.00m x 4.10m

Two east facing sash and case windows overlooking George Street and two Velux windows. Tiled fireplace.

Bedroom 3

3.30m x 3.00m

West facing sash and case window.



Bedroom 1**3.65m x 3.10m**

East facing sash and case window.

Bedroom 2**3.65m x 3.20m**

East facing sash and case window.

Shower Room**3.30m x 2.10m**

Tiled shower cubicle with electric shower, wash-hand basin and WC.



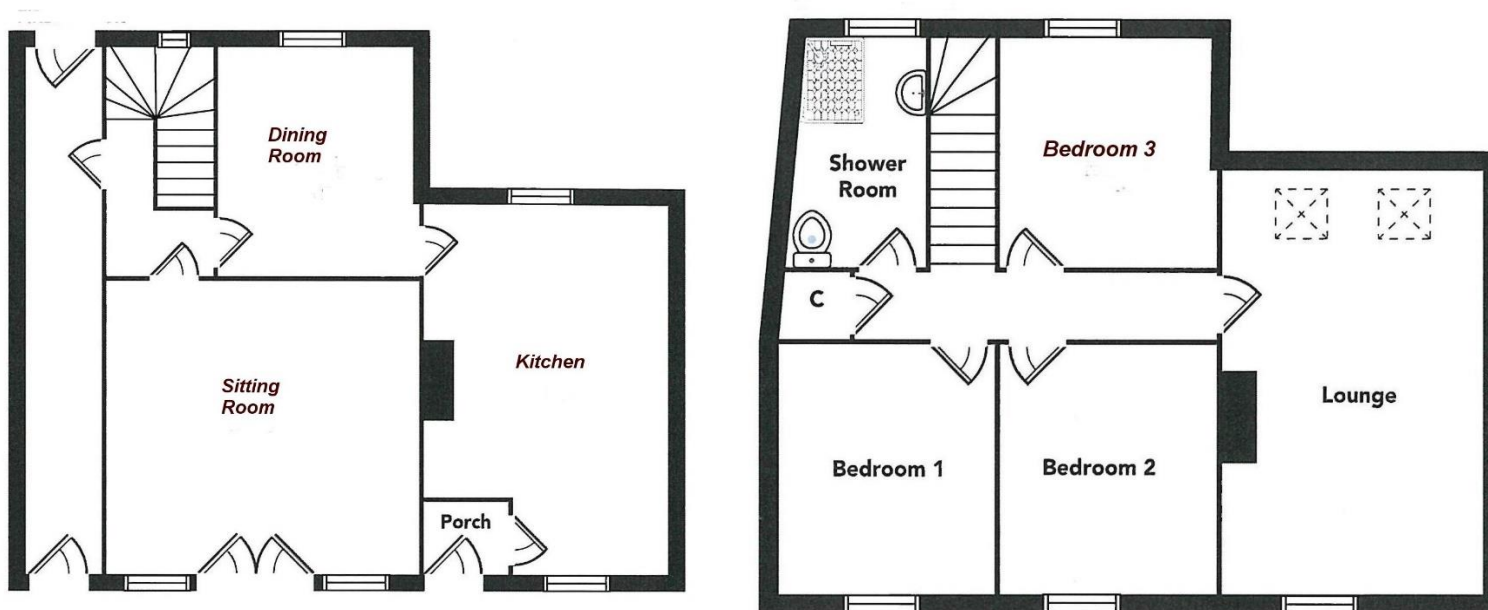
Garden

The large garden ground is to the rear of the property and is laid to lawn

SERVICES

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





Sketch plan for illustrative purposes only

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.