





Tucked away on Scotland's beautiful south-west coast, the Isle of Whithorn is a charming harbour village where history, sea, and sky come together. Although not an island, this tranquil destination sits at the southern edge of the Machars peninsula, overlooking the wide waters of Wigtown Bay and the Irish Sea. At the centre of the village lies a picturesque working harbour, fringed by whitewashed cottages, colourful boats, and gently bobbing yachts. The atmosphere is peaceful and unhurried, perfect for strolling along the quay, watching the tides, or enjoying fresh local seafood.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



Key features located nearby:

- Located in the heart of Wigtownshire, part of the scenic Dumfries and Galloway region
- Renowned for its unspoilt countryside, rolling farmland and dramatic coastline
- Approximately 15 miles from Wigtown, home to Scotland's National Book Town, with year-round cultural events and festivals
- Rich historical heritage, including ancient abbeys, castles and early Christian sites
- Stunning coastal landscapes along Luce Bay, Wigtown Bay and the Machars peninsula
- Excellent opportunities for walking, cycling, sailing, fishing and wildlife watching
- Easy access to Galloway Forest Park, offering outdoor recreation and dark-sky stargazing
- Quiet rural setting with friendly villages and strong local communities
- Attractive lifestyle location combining peace, space and natural beauty

This detached four-bedroom property offers a fantastic opportunity for buyers looking to create a home tailored to their own style and requirements. Set on its own plot, the house provides generous accommodation with well-proportioned rooms and plenty of natural light throughout. While the property is in need of modernisation, it presents a blank canvas with excellent potential to enhance and add value. An air source heating system is already in place, offering an efficient and environmentally friendly heating solution. With scope to update and reconfigure, this home is ideally suited to those seeking a rewarding renovation project and the chance to create a comfortable, contemporary family residence.



GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.25m x 0.95m

Glazed hardwood entrance door. Electric meters are located on the wall. Glazed hardwood door gives access to the hall.

Hall – 6.50m x 0.95m

Access to the first floor. Storage area with under stairs cupboard. Radiator. Hardwood door gives access to the garden.

Lounge – 4.45m x 3.15m

The lounge is a bright and welcoming space, benefiting from an east-facing window that allows plenty of natural light, particularly in the morning. The room also features a useful built-in storage cupboard and is heated by a radiator, making it a comfortable and practical living area.

Dining Room – 4.51m x 2.90m

The dining room is a well-proportioned and light-filled space, featuring an east-facing window that provides ample natural light. An attractive alcove incorporates a storage cupboard below, adding both character and practicality. The room also benefits from a tiled fireplace, two radiators for comfort, and sliding doors that provide direct access to the kitchen.

Kitchen – 3.72m x 2.08m

West facing window and two Velux windows. Requires some modernisation, fitted with wall and floor units, ample worktops and stainless-steel sink. Space and plumbing for washing machine. Wooden pulley. Water tank is located in the corner.



FIRST FLOOR ACCOMMODATION

Landing

Two north-west facing windows. Storage cupboard. Radiator.

Bedroom 1 – 4.51m x 2.62m

East facing window. Electric fire and surround. Radiator.

Bedroom 2 – 3.10m x 2.62m

East facing window. Radiator.

Bathroom – 2.74m x 1.80m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Storage cupboard located under the window. Medicine cabinet. Radiator.



SECOND FLOOR ACCOMMODATION

Bedroom 3 – 4.20m x 3.00m

East facing window. Built-in storage cupboards. Radiator.

Bedroom 4 – 4.50m x 3.58m

East facing window. Built-in shelved storage cupboard. Wash hand basin with tiled splashback. Radiator.



Garden

The property benefits from an enclosed garden that offers a good degree of privacy and a peaceful outdoor setting. The garden offers excellent potential for further landscaping or enjoyment as a low-maintenance retreat, ideal for relaxing or outdoor entertaining.

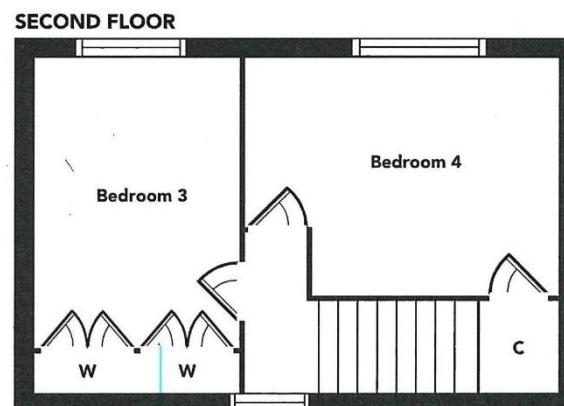
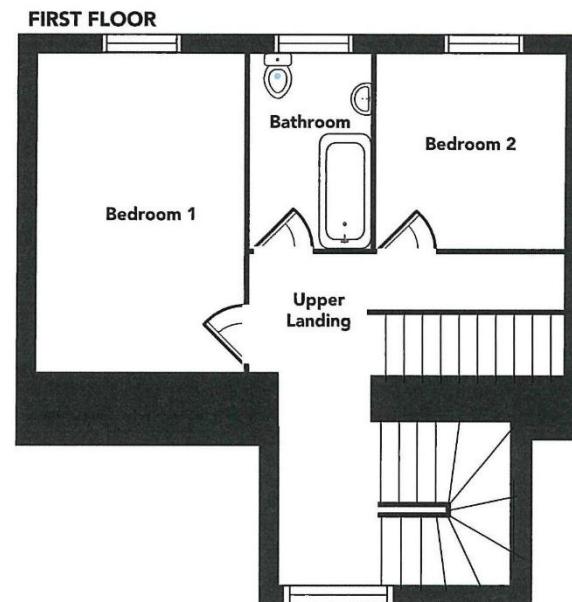
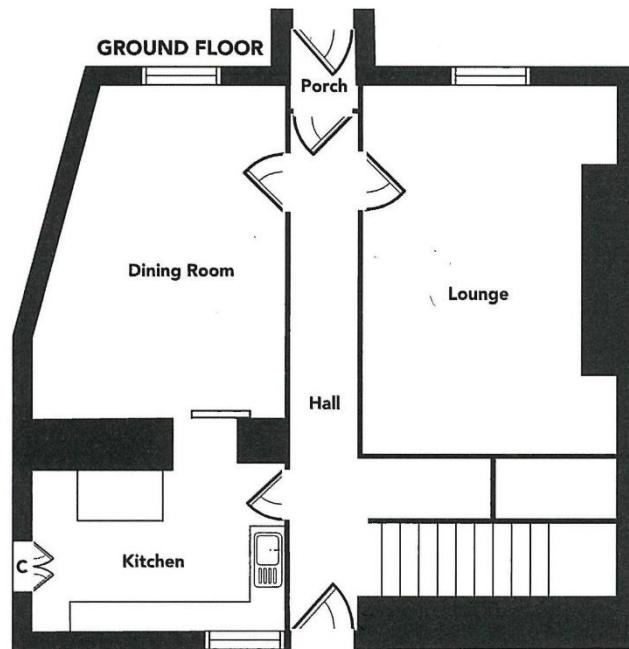
OUTBUILDINGS

Workshop
Greenhouse

SERVICES

Mains supply of water and electricity. Air source heat pump. Solar panels are located to the rear of the property. Drainage is to a septic tank.





Floorplans are indicative only - not to scale
Produced by Plushplans

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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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.