Property for Sale

44 Laigh Isle,
Isle of Whithorn,
Newton Stewart,
DG8 8LS

➢ Detached 2 bedroom chalet situated in popular coastal village

➢ The property has been maintained to a high standard and benefits from double glazing and electric heating

➢ Within walking distance of harbour and all local amenities

➢ Offers in the region of £72,000
Detached two bedroom chalet situated within the Laigh Isle complex with unrestricted views to the rear over open farmland. The property is situated within easy walking distance of the Harbour and all local amenities and benefits from double glazing and electric heating. The property is presently let as holiday accommodation providing a useful income, details of which will be made available to genuinely interested parties.


**ACCOMMODATION**

**Hall**

2.84m x 1.00m

UPVC glazed door gives access. Doors to lounge, bedrooms and shower room.

**Lounge**

5.43m x 2.62m

South west facing patio doors overlooking Laigh Isle complex and north east facing window overlooking farmland. Built-in cupboard housing hot water tank. Door to kitchen. EHC 2000W electric heater.

**Kitchen**

2.60m x 2.08m

North east facing window overlooking surrounding farmland. Fitted with range of floor units with ample worktops, aluminium splashbacks and inset single drainer stainless steel sink. Space for slot in cooker with chimney style extractor fan. Space and plumbing for washing machine and dishwasher. UPVC double glazed door leading to garden ground.
**Bedroom 1**  
3.20m x 2.68m  
South west facing window. Fitted unit comprising shelved and hanging wardrobe with drawer and dressing unit and overhead storage. Electric panel heater.

**Bedroom 2**  
2.70m x 2.10m  
North east facing window overlooking farmland.

**Shower Room**  
1.85m x 1.70m  
Shower room with quadrangle shower cubicle and mains shower, WC and wash hand basin set in vanity unit. Tiled floor. Expelair and hatch to attic.
SERVICES
Mains supplies of water and electricity. The property is connected to the mains drainage system. EPC = F

Isle of Whithorn Leisure Ltd is responsible for the maintenance of the common areas of ground, including the road within the development. There is an annual charge of £350. Each proprietor is a £1 shareholder in the Company.

COUNCIL TAX
The property is in Band A.

VIEWING
By arrangement with the Selling Agents on 01671 404100.

OFFERS
Offers in the region of £72,000 are anticipated and should be made to the Selling Agents. The furniture is available by separate negotiation.

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.