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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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FOR SALE/TO LET 25 St. John Street Whithorn DG8 8PD



Spacious end of terrace two storey dwelling located on Main Street and short walk from main facilities.

Spacious accommodation with solid fuel central heating.

Delightful views to the rear over open farmland.

Offers in the region of £97,500.
Or to let £350 per calendar month



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GENERAL DESCRIPTION

25 St. John Street is a spacious end of terrace dwelling located in a quieter part of Whithorn but only a few minutes walk from the town centre with its good range of local services. This includes Bank, Chemist, Delicatessen, Butcher, Newsagent, Hardware shop etc. Whithorn also has the local Primary School, Church and several pubs.

Whithorn is also home to the Whithorn Dig which has recorded some of Scotland's earliest Christian settlements and brings a good number of visitors to the town each year.

THE PROPERTY

Providing spacious accommodation on two floors (and also with a floored loft storage area) this property would be ideal for first time buyers or also as a second/holiday home. The area of garden ground to the rear is adequate but relatively small and thereby reducing the maintenance burden.

Modern kitchen and bathroom facilities have been installed and it also has the benefit of a solid fuel Dowling stove which provides hot water and central heating.

ACCOMMODATION

The accommodation which is on two floors provides the following.

Entrance Hall with understairs cupboard, central heating radiator and electric meters.

Lounge (4.17 x 2.95) Window to front, telephone point and wall press. Open fireplace housing Dowling wood burning stove.

Kitchen (3.65 X 3.28) (maximum sizes -L- shaped room) With window to rear and range of wall and floor units housing stainless steel single drainer sink unit. Wood effect work top and with inset halogen hob and oven unit and with fan over. Tiled splash back and quarry tile effect flooring. Central heating radiator, strip light and pulley. Washing machine plumbing and space for fridge freezer. Rear lobby off with door to outside.

Dining Room (2.0 X 4.1) With windows to front and rear. Central heating radiator and wall press. Fitted cupboard.

FIRST FLOOR

Bedroom 1 (2.95 X 4.1) (Stair top right) With windows to front and rear and central heating radiator. Cupboard with hot water cylinder and electric immerser. Wall press.

Bathroom (1.75 X 1.62) With window to front and with suite of bath, wash hand basin and w.c. Electric shower over bath. Stainless steel ladder towel rail.

Bedroom 2 (4.14 X 2.13) With window to front and central heating radiator. Wall press.

STAIRWAY TO FLOORED ATTIC

GARDEN GROUND

With access from the rear lobby there is a small area of garden with paved area and small lawn there is also a small garden shed thereon for the storage of garden tools etc.

SERVICES

Mains water
Mains electricity
Mains drainage
Central heating by wood burning stove
Hot water by wood burning stove and electric immerser.

COUNCIL TAX

For Council Tax purposes the property is within Band A.

VIEWING

Viewing is by appointment only with the selling agents.

GUIDE PRICE

For sale - offers in the region of £97,500.
For let - £350.00 per calendar month.

OFFERS

All offers must be submitted in Scottish Legal Form to the selling agent. In offers to let those interested in renting the property must complete a Tenancy Application Form. Forms are available from the selling agents. If short listed a credit reference check will be required the full cost of which will be borne by the applicant and is non refundable. Further details available on request.

CLOSING DATE

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.



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