

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

10 VICTORIA STREET, NEWTON STEWART, DG8 6BT
TEL: 01671 402887 FAX: 01671 402650 EMAIL: ns@gmthomson.co.uk

www.gmthomson.co.uk

6 NINIANS LANDING, HARBOUR ROW, ISLE OF WHITHORN, DG8 8LL



Modern single bedroomed ground floor flat situated in the centre of the Isle of Whithorn with fantastic views over the bay.

- ENTRANCE HALL
- KITCHEN / LOUNGE
- BEDROOM
- BATHROOM
- ALLOCATED PARKING SPACE TO REAR
- EPC RATING - D

OFFERS AROUND £80,000

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



GENERAL

Isle of Whithorn is one of the most southerly villages in Scotland, lying on the coast about three miles from Whithorn. It is ideally placed to visit the towns and villages of this popular tourist area. Newton Stewart (22 miles away) and Stranraer (34 miles away), offer all main amenities including supermarket, cinema and public swimming pool.

The delightful holiday destination village of Isle of Whithorn, designated an outstanding conservation area, has a working harbour landing fresh fish and shellfish, and is popular with touring yachts and sea fishing boats.

DESCRIPTION

6 Ninians Landing is a modern single bedroomed ground floor flat built in 2010 from a converted fisherman's store. Access is through a beautifully presented hallway, entered directly from the properties own parking space at the rear of the building. The property is well presented and benefits from electric central heating and double glazing throughout.

THE ACCOMMODATION

The accommodation which is all on one floor provides the following.

ENTRANCE HALL (2.23m x 1.54m) (max)

With solid wooden outer door. Intercom system. Built in cupboard housing hot water cylinder. Coat hooks. Wall light. Wood effect vinyl floor covering.

KITCHEN / LOUNGE (6.57m x 3.31m)

Open plan with 3 windows to the front. Fitted with range of modern wall and floor units with black granite effect worktop over and tiled splashback. Single drainer stainless steel sink unit with mixer tap. Integrated electric oven and hob. 3 electric panel radiators. 3 wall lights. Wood effect vinyl floor covering.

BEDROOM (3.72m x 3.37m) (max)

With window to rear. Built in wardrobe with hanging rails and shelving. Electric panel radiator. 2 wall lights. Telephone point. Carpet.

**BATHROOM (1.79m x 2.12m)**

Fitted with suite of bath, wash hand basin and WC. Mira electric shower over bath with shower curtain and screen. Respatex wall panelling. Extractor fan. Electric panel radiator. Shaver point. Wall mounted vanity unit. 2 wall lights. Vinyl floor covering.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX

For Council Tax purposes the property is in Band A.

ASKING PRICE - £80,000

Offers should be submitted in Scottish legal form to the selling agents.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey by telephone on 0141 338 6222 or, by simply logging onto www.onesurvey.org and entering the postcode: DG8 8LL.

VIEWING

Viewing is strictly by appointment only and all arrangements to view must be made with the selling agents.

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on the 11th July 2016 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

JOINT SELLING AGENTS

Gillespie Gifford and Brown
135 King Street
Castle Douglas
DG7 1NA

Telephone: 01557 330539



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.