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WILLIAMSON
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Solicitors & Estate Agents



25 SOUTH STREET

PORT WILLIAM, NEWTON STEWART, DG8 9SH

Well-presented detached Galloway Cottage offering bright spacious accommodation throughout.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

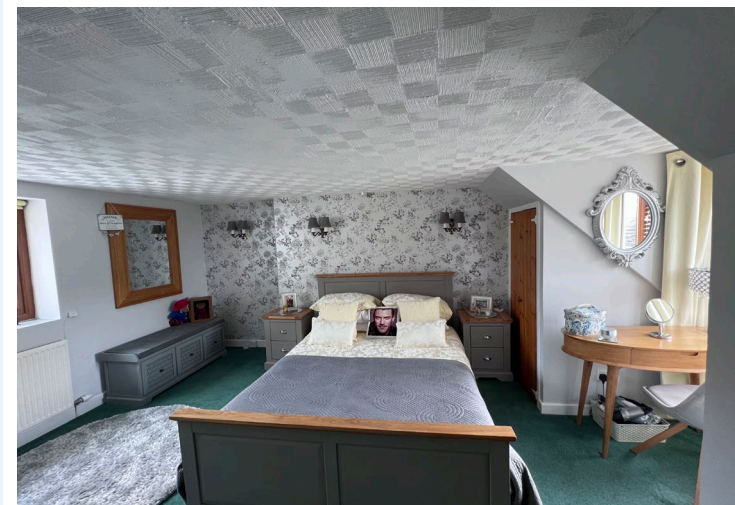
Reception Hallway
Double Bedroom 1 with
Ensuite Shower Room
Kitchen
Dining Room/Garden
Room
Sitting Room

First Floor:

2 Double Bedrooms
Bathroom

Outside:

Good sized rear
garden. 2 Large Sheds.
Greenhouse. Terraced
seating area with sea
view.



25 South Street is a tradition detached Galloway cottage under slate roof which has been sympathetically modernised by the current owners to provide bright spacious accommodation. on the edge of the historic fishing village of Port William offering a semi-rural lifestyle.

The property benefits from a very large enclosed rear garden with a terraced seating area providing fine views over Luce Bay.

Port William is located in the 'Machar's of Galloway' and has previously been awarded the 'Pride of Galloway' award. The harbour village boasts stunning views over Luce Bay to the Mull of Galloway and the Isle of Man beyond. This area enjoys a mild climate and boasts miles of beautiful coastline which is excellent for Sea Fishing with sandy beaches, pebbly shores and rocky coves.

Port William is a bustling little harbour village and benefits from a local shop, hardware store, doctors surgery and garage.

ACCOMMODATION

Entered from South Street through an uPVC obscure glazed door into:-

RECEPTION HALLWAY 5.42m x 1m

Good size bright reception hallway with doorways leading off to all ground floor accommodation. Carpeted staircase with wooden handrail leading to first floor level. Radiator with thermostatic valve with shelving above. Recessed LED spotlights. Under stair storage cupboard. Inset Coir entrance mat. Carpet.

DOUBLE BEDROOM 1 3.73m x 3.16m

Good sized ground floor double bedroom with ample natural light from uPVC double glazed window to front with deep sill beneath and venetian blinds. Radiator with thermostatic valve. Beamed ceiling detail. Wall lights. Recessed LED ceiling lights. Smoke alarm. Carpet. Doorway opening to:-

ENSUITE SHOWER ROOM 2.65m x 1.74m

Contemporary white suite of wash hand basin, W.C, and walk-in shower cubicle with Mira Advance electric shower. Recessed LED ceiling spotlights. uPVC obscure glazed window to rear. Tiled from floor to ceiling. Chrome heated towel rail. Ceramic tiled floor.

KITCHEN 3.59m x 3.56m

Contemporary grey shaker style fitted kitchen with solid wooden butchers block work surfaces. Slate style splashbacks. Ceramic Belfast sink with ceramic drainer to side and mixer tap above. Oil fired Rayburn. Central Kitchen Island providing useful breakfast bar area. AEG Induction hob with AEG stainless steel extractor fan above. Eye level built-in Indesit microwave. Candy integrated dishwasher. Baumatic integrated washing machine. uPVC double glazed tilt and turn windows to rear with roller blinds. Recessed LED ceiling spotlights. Flagstone floor. Opens into:-

DINING ROOM/GARDEN ROOM 3.57m x 2.75m

Bright spacious room with ample natural light 2 double glazed Velux windows and French doors, with curtain pole and curtains, opening out to the rear garden. Recessed LED ceiling spotlights. Radiator with thermostatic valve. Cupboard with shelving and power points. Flagstone floor. Wooden glazed door opens into:-

SITTING ROOM 5.12m x 3.95m

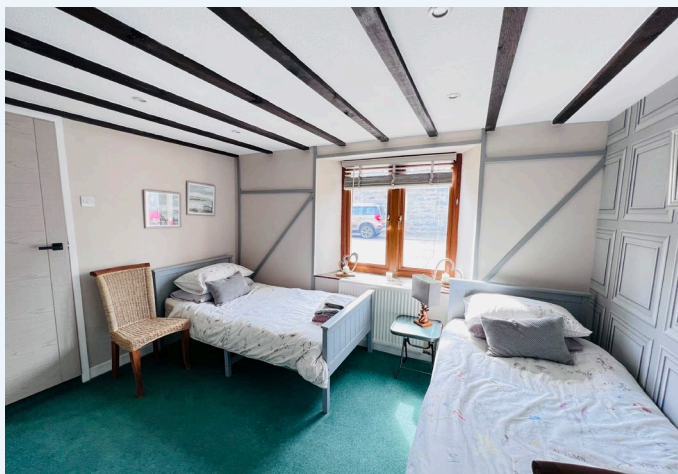
Well-proportioned light, bright spacious front facing room. Wood effect uPVC double glazed windows to front with venetian blinds. Beamed ceiling detail. Recessed Inglenook fireplace with contemporary wood burning stove with brick mantel above. Built-in deep feature shelf. Painted stone wall. Smoke alarm. Wall lights. Carpet.

Carpeted staircase with wooden handrail leading to:-

First Floor accommodation

LANDING

Loft access hatch. Ceiling light. Radiator with thermostatic valve. Under eaves storage cupboard. Carpet.



DOUBLE BEDROOM 2 5.56m (in to dormer window narrowing to 3.62m) x 2.76m

Large double bedroom with dual aspect windows to front and rear, with curtain track and curtains, providing ample natural daylight. Radiator with thermostatic valve. Built-in under eave cupboard with hanging rail. Wall lights. Carpet.

DOUBLE BEDROOM 3 5.50m (narrowing to 3.96m) x 3.74m

Large double bedroom with dual aspect windows to front, Venetian blind, curtain pole and curtains, and rear, with roller blind. Radiator with thermostatic valve. BT telephone point. Wall Lights. 2 good size built-in under eave cupboards with hanging rail. Carpet.

BATHROOM 3.02m x 2.46m

Good size family bathroom. Large corner shower cubicle with mains Mira shower. White suite of wash hand basin and W.C and corner bath. Fixed vanity mirror with shaver light and socket above. uPVC obscure glazed tilt and turn window to rear. Partially coombed ceiling. Wooden panelled ceiling with recessed LED spotlights. Tiled from floor to ceiling on all walls. Slate effect ceramic tiled floor.

OUTSIDE

Accessed via the sliding doors from the dining room or a pedestrian gate to the side this delightful Galloway cottage has a very large rear garden. Mainly laid to lawn with raised flower beds which are well stocked with a variety of plants. Abundance of apple trees. Mature shrubs including Fuchsias. Steps lead up to a raised patio area which is ideal for alfresco dining. Garden bordered by stonedyke wall on both sides. Large wooden shed providing useful additional storage.

To the rear of the garden is a greenhouse and further large wooden shed with external light.

Steps lead up to a wonderful terraced area at the rear with a delightful seating area which is mainly laid to gravel, sheltered by stonedyke wall to rear, beautiful seating area with superb views down across the garden and over roof tops to the Irish Sea beyond.

BURDENS

The Council Tax Band relating to this property is Band D.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil central heating, mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk>

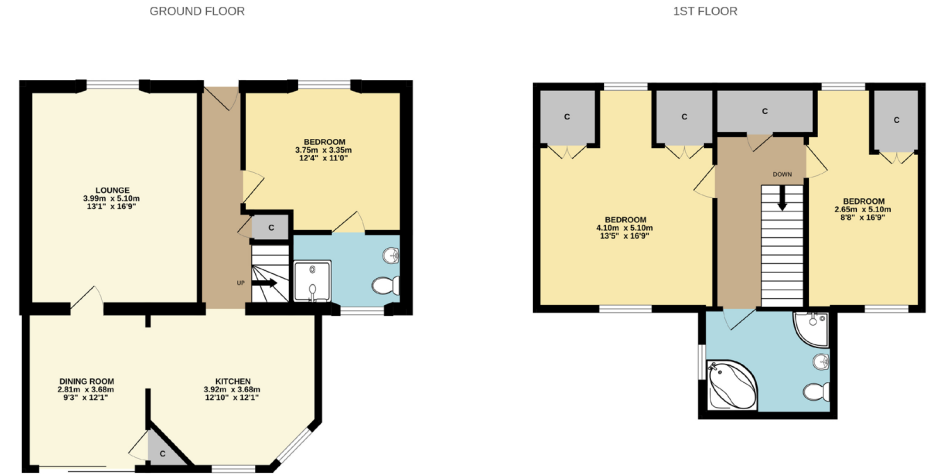
williamsonandhenry.co.uk/property/ and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/MATTJ04-01



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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