



WILLIAMSON
& HENRY
Solicitors & Estate Agents



42 LAIGH ISLE

ISLE OF WHITHORN, NEWTON STEWART, DG8 8LS

Well presented, detached chalet set within a small private development in the sought after harbour village of the Isle of Whithorn.

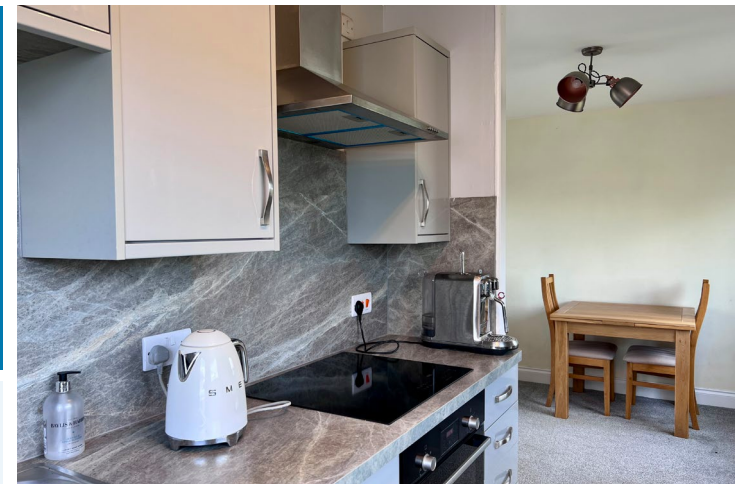


Accommodation:

Ground Floor:

Entrance Hallway
Bedroom 1
Bedroom 2
Bathroom
Open Plan Sitting/Dining
Room
Kitchen

Front and rear garden.



42 Laigh Isle is a well presented chalet within the idyllic harbour village of the Isle of Whithorn. This detached property has gone through an extensive refurbishment programme by its recent owners making this a light, bright, spacious property. Ideal as a lock and leave second home or as a holiday rental.

Whithorn is an attractive village providing further local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors surgery and car garage providing both repairs. Most recently historic interest has increased in the village following the construction of an iron age round house which portrays how people in Galloway lived in the 5th Century BC.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths

ACCOMMODATION

Entered from front garden through uPVC glazed door with glazed side panel, with curtain pole and curtains above. Opens into:-

ENTRANCE HALLWAY

2.78m x 0.92m

Doors leading off to two double bedrooms, sitting room and bathroom. Ceiling light. Fitted carpet.

SITTING/DINING ROOM

5.44m x 2.69m

Bright and airy open plan sitting room/dining room with dual aspect. French doors to front providing an abundance of natural light and fine view across the front garden development to the sea beyond, with uPVC double glazed window to rear. Curtain pole and curtains above. The dining end at the rear of the sitting room area opens to:-

KITCHEN

2.60m x 2.08m

Good range of contemporary fitted kitchen units with laminate work surfaces and tiled splash-backs. Stainless steel sink with mixer tap to side. uPVC double glazed window to rear. AEG electric hob. Stainless steel chimney-style extractor hood above. Electric oven. Washing machine. Large fridge freezer. Laminate flooring.

BEDROOM 1 (Front Facing)

2.68m x 3.20m

Double bedroom. uPVC double glazed window with fine view across the garden to the sea beyond. Ceiling light. Electric radiator. Fitted carpet.

BEDROOM 2 (Rear Facing)

2.08m x 2.68m

Single bedroom. uPVC double glazed window. Electric radiator. Fitted carpet.

BATHROOM

1.83m x 1.68m

White wash-hand basin inset into modern vanity unit. White W.C. Mira shower cubicle with Mira Sport electric shower with Respatex-style wall paneling behind. Tiled flooring. Ceiling light.

OUTSIDE

The front garden is mainly laid to lawn and enjoys a pleasant outlook across the ground to the sea in the distance. The rear garden has a decking area and garden store.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and 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 our office.

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/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/PL/BROOM01-01





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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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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