



NO' 45 ST JOHN STREET

Whithorn, Newton Stewart, DG8 8PF



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



No' 45 ST JOHN STREET

Whithorn, Newton Stewart, DG8 8PF

Isle of Whithorn 4 miles, Newton Stewart 16 miles, Stranraer 31 miles, Ayr 58 miles, Dumfries 62 Miles, Glasgow 96 Miles

A CHARMING TRADITIONAL TERRACED COTTAGE WHICH HAS BEEN FULLY SYMPATHETICALLY REFURBISHED SITUATED WITHIN THE PRETTY GALLOWAY VILLAGE OF WHITHORN

- WELL-PRESENTED TRADITIONAL TWO BEDROOM COTTAGE
- ENCLOSED GARDEN GROUNDS TO THE REAR WITH OPEN VIEWS ACROSS THE COUNTRYSIDE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Katie Woodhouse
Cavers & Co'
40/42 St Mary Street
Kirkcudbright
DG6 4DN
01556 331217



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

No' 45 St John Street is a charming, fully refurbished two-bedroom cottage offering well-presented accommodation incorporating a fully floored and carpeted attic room, which would be an ideal hobby room. The refurbishments undertaken at the property include electrical, including new fuse board, new shower room, plasterboard and plaster, new floors, completely insulation top to bottom, new kitchen, decorated throughout.

In addition, there are enclosed garden grounds to the rear which overlook the surrounding countryside. The property offers the ideal opportunity for those wishing to downsize, first-time buyers or those wishing to buy to let. In recent years the cottage has been a very successful Airbnb.

The cottage is situated in a central position of the pretty town of Whithorn, a rural community offering a range of local services including a primary school, pharmacy, post office and shops. Whithorn is best known for its historical significance, being closely associated with St Ninian, Scotland's first saint, who brought Christianity to the country in 397 AD and died here in 431. Each year, pilgrims still travel to St Ninian's Cave, while the story of the saint and the town is beautifully told at Whithorn Priory & Museum.

The town centre itself is steeped in history, still retaining its medieval street layout with a wide market square and long garden plots. Whithorn is also proud to be a recognised UNESCO Biosphere Community, a status that reflects its commitment to sustainability, heritage, and local culture.

Just a few miles away lies the Isle of Whithorn, a charming coastal village with a picturesque harbour and the remains of St Ninian's Chapel, standing as a reminder of the area's historical past. Beyond its history, the region offers a wealth of outdoor pursuits such as cycle through the scenic Machars on marked trails, enjoy coastal and countryside walks, fishing or golf, or simply enjoy the area's exceptional birdlife.

The Machars peninsula also boasts numerous sandy beaches and secluded coves within easy reach, making it ideal for family outings or quiet coastal escapes. Both Whithorn and the Isle of Whithorn offer opportunities for eating out, shopping, and experiencing local hospitality, with several nearby golf courses and leisure activities to enjoy.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is approx. 35 miles away, and the International Airport of Glasgow is approx. 97 miles from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

What3Words: ///look.september.stared

GUIDE PRICE

Offers for No' 45 John Street are sought in excess of: £90,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This charming, terraced cottage is of traditional stone-built construction set under a slated roof. The accommodation within briefly comprising:

- **Front Entrance Porch**
With a modern composite door to the front and glazed door accessing the central hallway.
- **Central Hallway**
Providing access to the main accommodation with a door off giving access to the attic space.
- **Bedroom 1**
With a window to the front.
- **Living Room**
With a window to the front and storage cupboard below.



- **Bedroom 2**
With a window to the rear overlooking the garden grounds and the surrounding countryside.
- **Wet Room**
With neatly tiled walls and floor with an electric shower, WHB, WC, heated towel rail and a window to the rear.
- **Kitchen**
With a good range of floor and wall units, plumbed for white goods, electric oven and hob, part glazed UPVC door giving access to the garden grounds.
- **Attic Room**
The attic room is accessed from the central hallway via a narrow staircase. This room has been fully floored and carpeted, a Velux window is set to the rear.

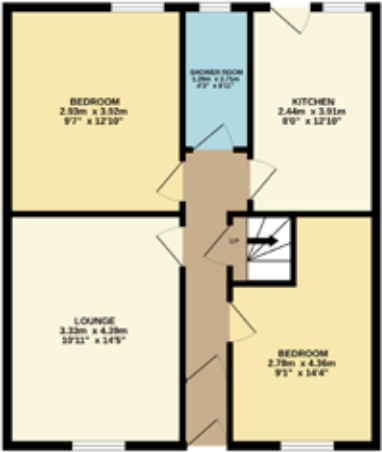


SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric	A	D (61)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.
Made with Homestyler (2020)

OUTSIDE

To the rear of the cottage are enclosed garden grounds which overlook the surrounding countryside. The garden has been laid with gravel for ease of maintenance and there is a paved patio which is perfect for alfresco dining.

HOME REPORT

The Home Report can be downloaded directly from our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Katie Woodhouse, Cavers & Co**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared March 2026

