



FLAT 7 NINIANS LANDING

Isle of Whithorn, Newton Stewart, DG8 8LL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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Whithorn 4 miles, Newton Stewart 21 miles, Ayr 65 miles, Dumfries 68 Miles, Glasgow 100 Miles

A MODERN WELL-APPORTIONED FIRST FLOOR APARTMENT OCCUPYING A PRIME HARBOUR LOCATION AT THE ISLE OF WHITHORN WITHIN DUMFRIES & GALLOWAY

- FIRST FLOOR APARTMENT WITH SPECTACULAR VIEWS ACROSS THE HARBOUR
- DEDICATED PARKING SPACE IN A PRIVATE COURTYARD
- COUNTRYSIDE AND COASTAL WALKS STRAIGHT FROM THE DOORSTEP
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – C (72)

VENDORS SOLICITORS

Helen McWilliams
Cowan & Co
Family and Business Lawyers
81 Berkeley Street
Glasgow
G3 7DX
Tel: 0141 221 1803



THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Flat 7 Ninians Landing is located in a stunning rural harbour setting within the Isle of Whithorn, which remains an unspoiled paradise for locals and visitors seeking peace and tranquillity. This charming village is nestled around the historic harbour with spectacular uninterrupted sea views across to the Kirkcudbright Coast in Scotland, Lake District and the Isle of Man.

This first floor apartment is well-appointed and offers modern open plan living / kitchen / diner with views across the harbour. In recent years the property has been utilised as successful holiday accommodation. Should any potential purchaser be interested in pursuing this line of business, the owners are willing to supply figures and occupancy rates to seriously interested parties, along with the opportunity to purchase the website domain, social media accounts and honour any bookings. <https://ninianslanding.co.uk/> The furniture can be made available by separate negotiation.

Local services can be found in the village, including the award winning Steam-packet Inn serving great food or the tearoom for delicious home cooked food. Also in the village is a post office / village shop, all just a short stroll from the property. A further range of services available at the nearby Whithorn,

ABOUT THE AREA

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, about three miles from Whithorn and about thirteen miles south of Wigtown in Dumfries and Galloway. The village is the location of the long ruined 13th-century Saint Ninian's Chapel, previously a chapel linked to Whithorn Priory and a stopping off point for pilgrims landing on Isle Head and making their way to Whithorn. The main street was originally a causeway, with the harbour located on what was then the true Isle. From the Isle of Whithorn there are many popular walks including Burrow Head Coastal Circuit, the southernmost point on the Machars. The clifftop here was used to film the final scenes from The Wickerman and provides dramatic scenery.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a very short distance of the property, with the area boasting numerous golf courses.

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 a 40-minute drive away, with the international airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

7 Ninians Landing is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Flat 7 Ninians Landing are sought **in excess of: £95,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

This modern one-bedroom first floor apartment is set over a single floor, briefly comprising:

- **Hall** with karndean flooring and cupboard housing the electric hot water cylinder.
- **Open Plan Lounge / Kitchen / Diner**
The kitchen is equipped with electric fan oven, electric hob, fridge with freezer compartment and a washing machine. This open plan living space offers spectacular views across the harbour. Electric heater and karndean flooring.

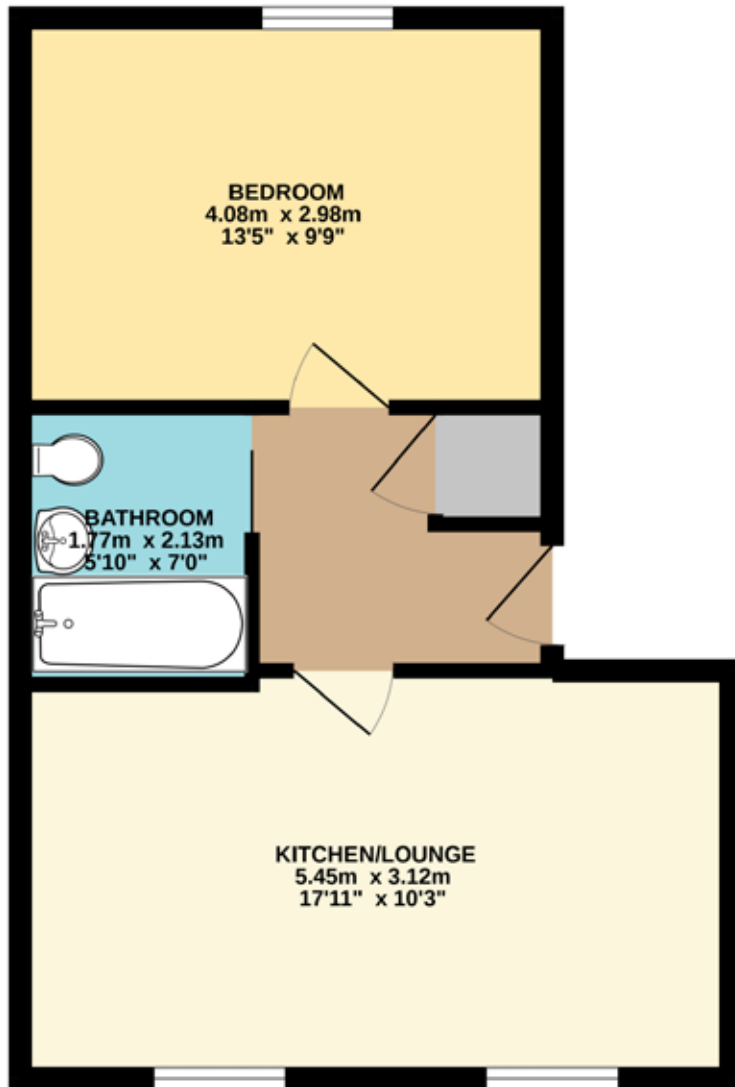


- **Bathroom**
With modern sanitary ware and a bath with electric shower over. Electric towel rail
- **Double Bedroom**
With ample room to accommodate a king size bed with the window overlooking the courtyard. Built in wardrobes & electric heater.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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OUTSIDE

There is a dedicated parking space in the enclosed courtyard to the rear.

SERVICES

- Mains water, electricity & drainage
- Electric heating and hot water system
- Double glazing

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, **Helen McWilliams, Cowan & Co** for a definitive list of burdens subject to which the property is sold.



RATEABLE VALUES

Flat 7 has a rateable value of: **£800 effective from 01-APR-17**

HOME REPORT

The home report can be downloaded direct from our website: www.threaverural.co.uk/property

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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.

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 Property Misdescriptions Act 1991 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.

Some Photographs contained supplied by the Seller and taken at an earlier date.

