



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Ninians Landing,
Harbour Row,
Isle of Whithorn,
Newton Stewart,
Dumfries And Galloway.
DG8 8LL

£80,000



- Allocated Parking Space to the Rear
- Fantastic Views Over The Bay



REDUCED

Ref: PRA10066

Viewing Instructions: Strictly By Appointment Only

General Description

6 Ninians Landing is a modern one bedroom 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 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.

Accommodation

Services

Mains electricity, mains water, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band A



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

