



# DUNROBIN, 19 ROSIE'S BRAE

ISLE OF WHITHORN, NEWTON STEWART

**Galbraith**





## DUNROBIN, 19 ROSIE'S BRAE, ISLE OF WHITHORN, NEWTON STEWART

An impressive three bedroom bungalow situated in an elevated position with stunning views overlooking the surrounding countryside.

Whithorn 3.9 miles ■ Wigtown 14.5 miles ■ Newton Stewart 21 miles ■ Dumfries 68 miles

Acreage 0.18 acres

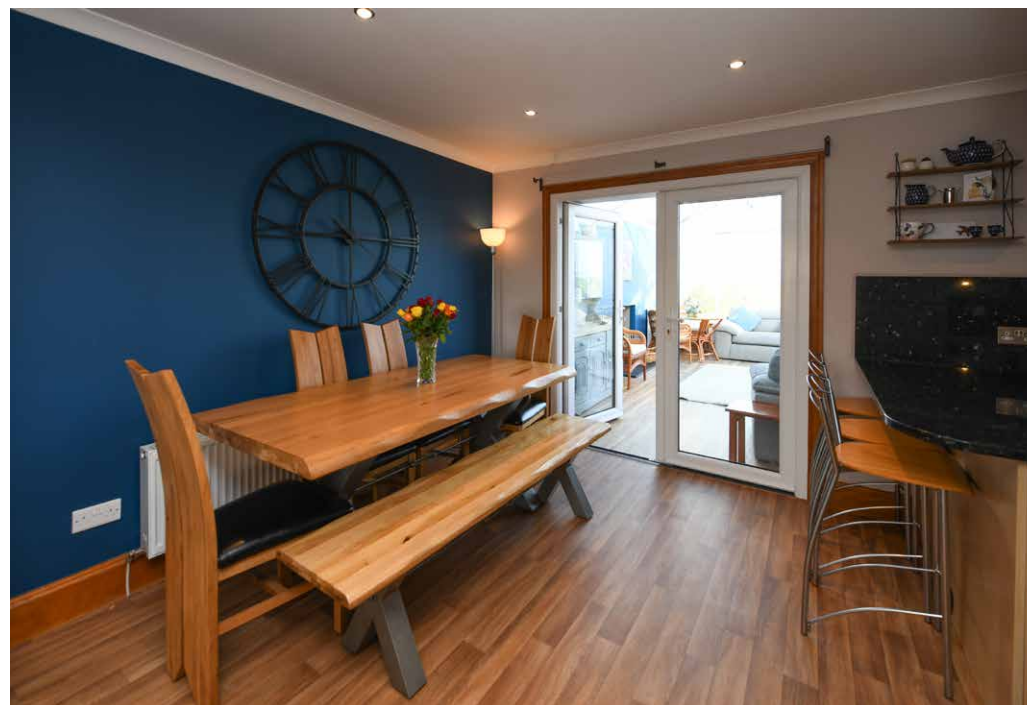
Offers Over £285,000

- 2 reception rooms. 3 bedrooms (1 en-suite)
- Open plan kitchen, dining and sitting room
- Sun room and decking
- Integrated garage
- Garden Room
- Off-street parking

**Galbraith**

Castle Douglas  
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 OnTheMarket







## SITUATION

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, lying on the coast north east of Burrow Head, about three and a half miles from Whithorn in Dumfries and Galloway. It is one of Galloway's busiest small harbours with local and Isle of Man fishing boats regularly landing catches of seafood such as scallops, lobsters and crabs. There are mooring facilities for visiting yachts and a purpose built slip way. 'The Isle', as it is known by locals, has a hotel/restaurant and modern tearoom and hall. 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, a small town and Royal Burgh. Whithorn is famous as the 'Cradle of Christianity in Scotland', being the place St Ninian arrived at some time in the AD390's after studying in Rome, and built the first Christian church in Scotland. Whithorn itself is an attractive village with local amenities including grocers, café, pharmacy, primary school, veterinary surgery, and doctors' surgery.

Newton Stewart, approximately 21 miles north, offers a wider range of shops and offices, including a leisure centre, secondary school and two supermarkets. Wigtown, Scotland's Book Town, around 15 miles north, holds the annual Wigtown Book Festival, and is home to many bookshops and cafés, with the famous Bladnoch Distillery located just outside the town. The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and for the diversity of the sporting and recreational pursuits. It is because of this mild climate that the area is so attractive to gardeners and there are several gardens open to the public nearby, such as Logan Botanic Gardens, Castle Kennedy Gardens and Threave Garden. The nearby Galloway Hills are popular for those who like to walk and cycle along some of the numerous designated cycle routes in the area, as well as the cycle routes of the Seven Stanes mountain bike tracks including the well-known centre at Kirroughtree. In addition there are several sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the River Bladnoch and the region's numerous rivers and lochs. Water sports are also available on the Solway coast. There are several golf courses within a short drive of the property, St Medan Golf Club, Wigtown and Bladnoch Golf Club and Wigtownshire County Golf Club to name but a few, in addition the famous Turnberry Golf Course is 56 miles North West, on the Ayrshire Coast. For horse enthusiasts there are numerous livery stables and riding centres within Wigtownshire and events are held regularly. Communications to the area are good with the A75 trunk road providing access from the south via the M6, A74 and M74. Ferry links to Northern Ireland run from Cairnryan, which is approximately 37 miles from the property. The international airports of Prestwick and Glasgow are approximately 72 miles and 104 miles from Dunrobin respectively. There is a good bus service in the area and trains operate from stations in Stranraer, Dumfries and Lockerbie.







## DESCRIPTION

Dunrobin is situated in an elevated position with stunning views of the surrounding countryside and Isle of Man on a clear day. This property provides generous living space for both family life and entertaining, with a complimentary flow through the property.

Steps lead up to the front door with the entrance vestibule opening in to the central hall and access to all accommodation. The open plan double aspect sitting room, has a wood burning stove and seamlessly adjoins the dining area and kitchen, creating a great social & family space. The striking black granite worktop and splashback frames the kitchen beautifully with a picture window overlooking the fields beyond. Cooking facilities are provided by a Siemens integrated oven and grill in addition to a five ring gas hob (LPG). Additional integrated items include a dishwasher and fridge/freezer. From the Kitchen double doors open through to the sun room with wall to wall views and French doors open out to decking, with steps down accessing ground level. A wood burning stove with slate hearth ensures the Sun Room provides a second reception room all year round. The utility room adjacent to the kitchen has space and plumbing for white goods, stainless steel sink, and a range of fitted wall and floor cupboards. The utility room opens to the decking and steps to the ground level and pedestrian entrance to the garage. The family bathroom has a bath with shower over and a wash hand basin with vanity unit.

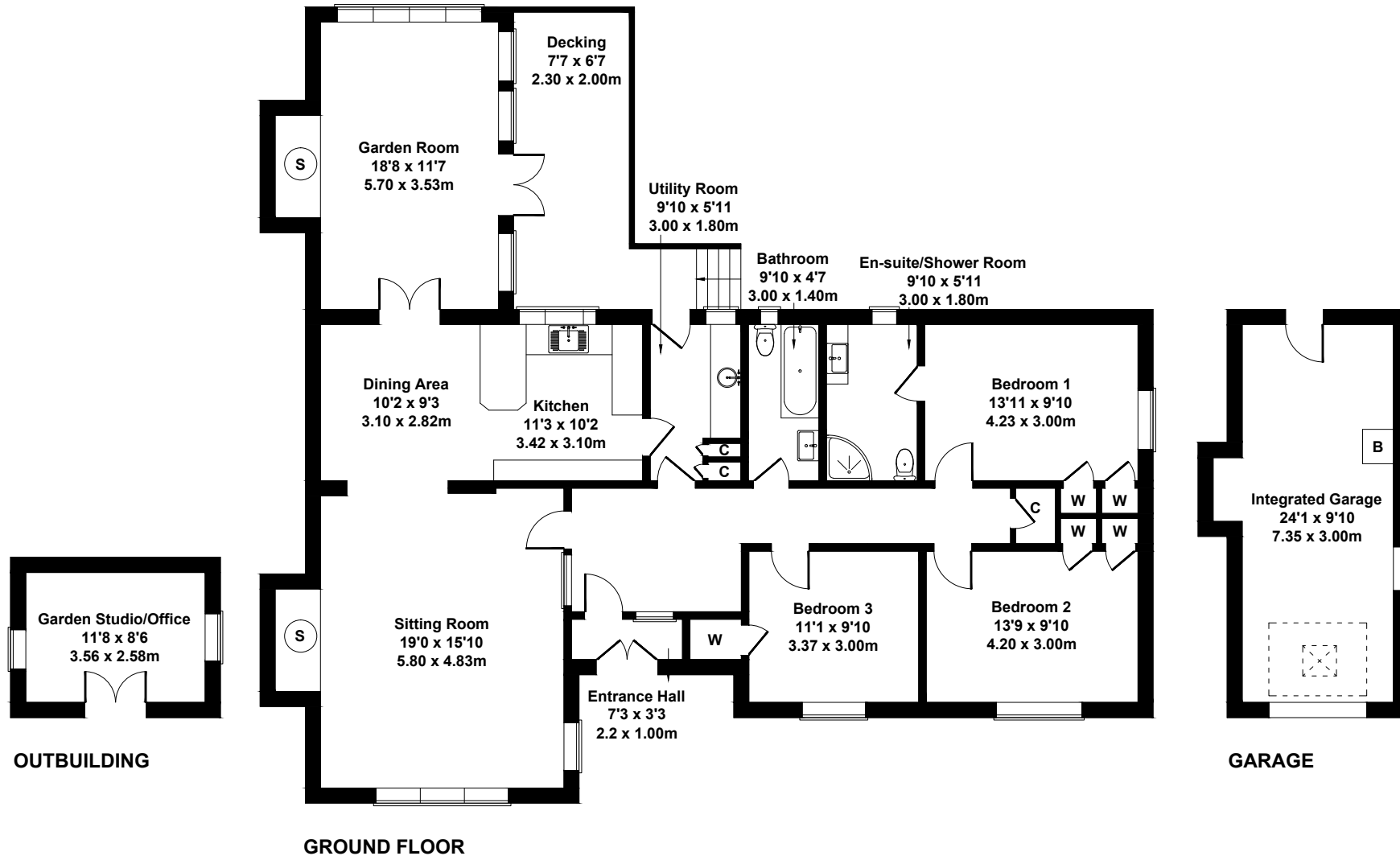


Three bedrooms complete the accommodation, the attractive master bedroom has fitted wardrobes, views over the harbour and an en-suite shower room. Bedroom 2 has fitted wardrobes and bedroom 3 has a fitted cupboard, both have views of Rosie's Brae.

Dunrobin sits within a quiet residential cul de sac, it sits under a tiled roof and has oil fired central heating powered by a Worcester boiler housed in the garage.

# Dunrobin

Approximate Gross Internal Area  
1981 sq ft - 184 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Master Bedroom



En-suite shower room



Bedroom 2



Bedroom 3

This property is a bright and spacious family home in a very popular seaside village within walking distance of Wigtown Bay.

### ACCOMMODATION

**Ground Floor:** Entrance vestibule, Sitting Room with open plan Kitchen and Dining Area, Sun Room, 3 Bedrooms (one with en-suite Shower Room) Bathroom and Utility Room.

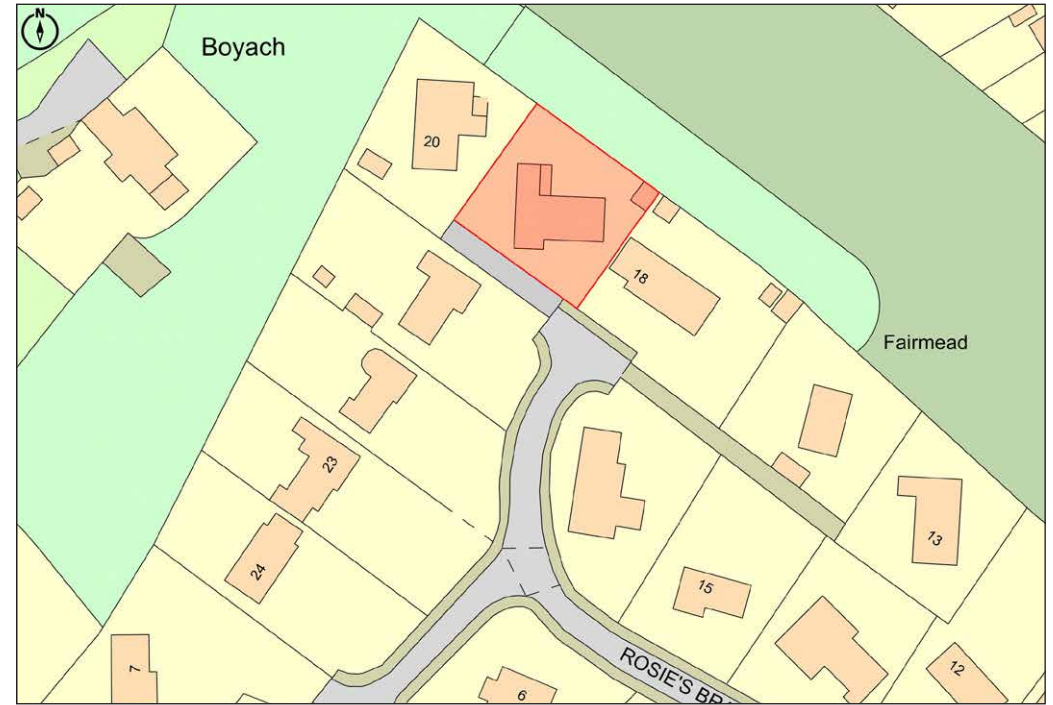
### GARDEN

Steps lead up from the street/parking area through an area with gravel and rockery planting. Paved pathways continue around the property to an area with patio and lawn. There is storage under the decking plus separate storage for logs for the two wood burning stoves. An additional wood store is situated behind the ground level store below the decking.

A timber garden room with power is currently used as an office and could be converted to suit the specific requirements of the new owners.

### Garden Room (3.56m x 2.58m)

A timber outbuilding with power, double doors and 2 side windows.







### **GARAGE (7.35M X 3M)**

With up and over door, strip lighting, separate pedestrian entrance and access hatch to plumbing and wiring below the property.

### **SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

| Water | Electricity | Drainage | Tenure   | Heating   | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|-----------|-------------|-----|-----------|--------|
| Mains | Mains       | Mains    | Freehold | Oil fired | Band E      | D56 | FTTC      | YES    |

### **DIRECTIONS**

On entering the Isle of Whithorn turn right on to Tonderghie Row for approximately 0.2 miles and continue on to Tonderghie Road. Follow the road for around 100 yards then turn right onto Rosie's Brae. Follow the road around to the right, and Dunrobin is directly in front of you with steps leading up to the front door and an integrated garage at ground level.

### **POST CODE**

DG8 8LT

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: snowmen.clip.fingernails

### **SOLICITORS**

AB & A Matthews  
37 Albert Street  
Newton Stewart  
DG8 6EG

### **LOCAL AUTHORITY**

Dumfries and Galloway Council

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **VIEWINGS**

Strictly by appointment with the Selling Agents.

### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024.







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