

FOR SALE

**"LAHARNA"
1A COLONEL STREET,
PORTPATRICK, DG9 8JU**



An opportunity arises to acquire a semi – detached villa located within the heart of the much sought after village of Portpatrick, on Scotland’s southwest coastline. Constructed circa 1990, the property is in excellent condition throughout and benefits from a splendid kitchen, delightful shower room, open fire, neutral décor, attractive internal woodwork, electric heating, and uPVC double glazing. There is no garden ground.

**ENTRANCE PORCH, LOUNGE/DINING ROOM,
KITCHEN, SHOWER ROOM, 2 BEDROOMS**

GUIDE PRICE: £140,000



Property Agents

Free pre – sale valuation

High profile town centre display

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a central location within the very heart of the extremely popular seaside village of Portpatrick on Scotland's southwest coastline, this is a semi-detached villa which provides comfortable accommodation over two levels.

The property, constructed circa 1990, is of traditional construction under a slate roof and is in excellent condition throughout. It benefits from a shaker design kitchen, modern shower room, open fire, neutral décor, attractive internal woodwork, electric heating, and uPVC double glazing.

It is situated adjacent to other properties of varying residential style and has an outlook over the same to the front.

The popular village of Portpatrick on Scotland's Southwest coastline has long been a favourite with locals and visitors alike. It boasts numerous excellent hotels and restaurants and has as its central feature a charming harbour and promenade. Local amenities within the village include general store, post office, church, all weather sports facility, primary school, Bowling Green, craft shops and studios and first-class golfing facilities.

Portpatrick also marks the start of the southern upland way, popular with walkers and is situated adjacent to rugged coastline and fabulous sandy beaches. All major amenities are to be found in the town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

PORCH:

The property is accessed by way of a modern uPVC storm door. Tiled flooring and built-in storage cupboard.

LOUNGE/DINING ROOM:

A comfortable reception room with windows to the front and rear. There is a stone fire surround housing an open fire, electric storage heater, and TV point.



Further lounge images



KITCHEN:

The kitchen is fitted with a full range of shaker design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, automatic washing machine, dishwasher, and under counter fridge.



[Further kitchen image](#)



[Further bedroom 1 image](#)



SHOWER ROOM:

The vinyl panelled shower room is comprised of a WHB and WC built into a vanity unit. There is a corner shower cubicle with an electric shower. Built-in storage cupboard and heated towel rail.



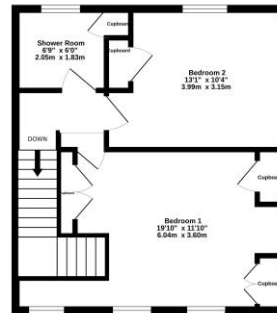
BEDROOM 2:

A bedroom to the rear with built-in wardrobe and electric panel heater.



BEDROOM 1:

A spacious bedroom to the front with built-in wardrobe, WHB, and electric panel heater.



TOTAL FLOOR AREA: 870 sq. ft. (80.8 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints 12/22

ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 24/02/2023

COUNCIL TAX: Band 'D'

GENERAL:

All floor coverings and kitchen appliances are included in the sale price. Other furnishings are available by separate negotiation.

SERVICES:

Mains electricity, drainage, and water. EPC = D

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**