



**GAP**  
galloway & ayrshire properties

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**'Avon Cottage'**  
4 Commercial Street  
Port William  
DG8 9SJ



An opportunity arises to acquire a delightful, detached cottage within the seaside village of Port William, which is within a short walking distance to the shoreline of Luce Bay. Having recently undergone a full programme of modernisation within, all village amenities are within easy reach, only a short walk distant. In excellent condition throughout with many features to appreciate including, spacious front lounge, newly fitted kitchen to the rear with integrated appliances, newly fitted shower room with integrated Bluetooth speaker system, two well proportioned bedrooms as well as a loft conversion. Easily maintained garden ground to the rear which is fully secluded. Recently having underwent a full re-wire, new electric panel heating and uPVC double glazing, viewing this property is to be thoroughly recommended.

**ENTRANCE PORCH, LOUNGE, SHOWER ROOM, KITCHEN, 2 BEDROOMS, LOFT CONVERSION, FULLY ENCLOSED GARDEN**

**Offers Over: £120,000 are invited**



Occupying a pleasant location, only a short walking distance to the shoreline of Luce Bay within village of Port William, this is a charming, detached cottage which provides spacious accommodation over two levels. The property, which is in excellent condition throughout benefits from a spacious front lounge with feature fire place, newly fitted kitchen to the rear with integrated appliances, newly fitted shower room benefitting from an integrated Bluetooth speaker system, two well proportioned bedrooms to which the front bedroom also benefits from an integrated Bluetooth speaker system as well as converted loft space, accessed via the lounge. This property has undergone a full rewire to include modern facings and sockets which benefit from USB slots also as well as brand new electric panel heating and full UPVC double glazing. There is a generous area of easily maintained garden ground to the rear which is fully enclosed providing ample outside space. Local amenities within this popular village include a general store, post office, café/bar, primary school, and GP healthcare. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools.

**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

## **ACCOMMODATION**

### **Entrance Hall**

Front entrance providing access into lounge and front bedroom. UPVC storm door as well as housing the fuse board.

### **Lounge**

Spacious front lounge with double glazed window providing front outlook, electric radiator and feature fireplace. Integrated smoke detector with new sockets and facings providing USB ports. Access into kitchen.

### **Kitchen**

Modern kitchen to rear with floor & wall mounted units to include integrated cooker and induction hob, integrated dish washer, washing machine and composite sink. Built in extractor hood also with integrated heat detector, laminate flooring and UPVC door providing access to rear garden as well as double glazed window allowing extra natural light.

### **Shower Room**

Newly fitted walk in shower unit with electric shower and LED light as well as built in Bluetooth speaker system. WHB & toilet incorporating built in units, grey splash panel boarding and laminate flooring as well as large frosted double glazed window.

### **Bedroom 1**

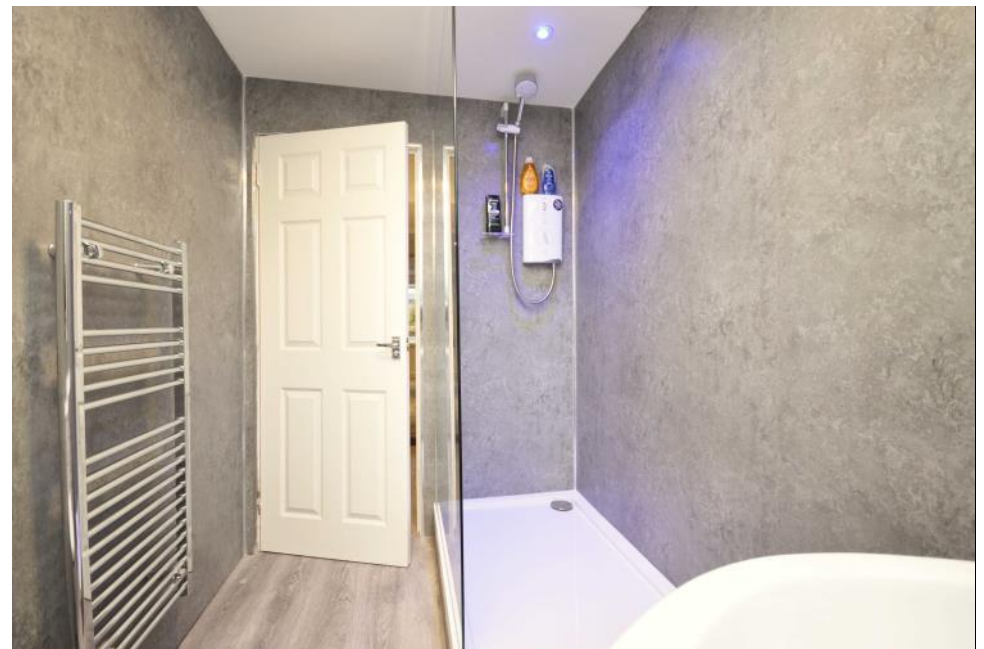
Double bedroom towards front of property with electric radiator, double glazed window and built in power sockets with USB ports as well as built in Bluetooth speaker system.

### **Bedroom 2**

Well proportioned bedroom to the rear, access gained off kitchen with double glazed window, electric heater, built in power sockets with USB ports as well as integrated smoke detector.

### **Garden**

Fully enclosed rear garden with wooden shed, concrete patio area, fenced borders as well as planting borders and outdoor power supply.





## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Integrated kitchen appliances are also to be included within the sale price.

## COUNCIL TAX

Band A

## EPC RATING

F (37)

## SERVICES

Mains electricity, water & drainage.

## VIEWING ARRANGEMENTS

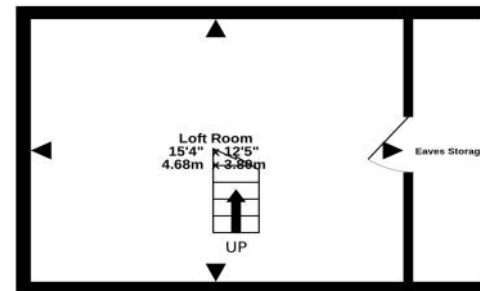
Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

## OFFERS

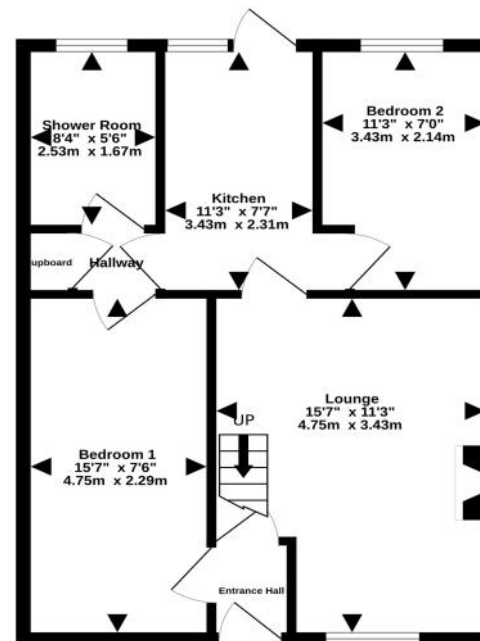
Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.



1st Floor  
234 sq.ft. (21.7 sq.m.) approx.



Ground Floor  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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