

**PEBBLE COTTAGE, 97 MAIN STREET, PORT WILLIAM, DG8 9SD**

**Offers Over £110,000**



Pebble cottage is a charming two-bedroom terraced cottage, situated just 20 yards from the shore, providing bright and comfortable living. Immaculately presented the accommodation comprises a spacious open plan lounge/diner with feature fireplace and log burning stove. The kitchen is modern with ample cupboard space and overlooks the garden to the rear. Modern shower room and two bedrooms on the first floor make this property ideal for a first-time buyer, cosy holiday home or buy-to-let investment opportunity. The terraced garden offers private seating areas with spectacular views over Luce Bay from the top terrace. Pebble Cottage is currently run as a very successful holiday let with approximately 40 weeks occupancy per year. Furnishings and appliances may be available under separate negotiation.

Port William, known as the 'Machars of Galloway' has a rugged coastline and boasts stunning views over Luce Bay to the Mull of Galloway and the Isle of Man. Situated in the heart of Galloway amidst some of the finest scenery in southern Scotland, it is ideally located to explore the breathtaking scenery and Areas of Outstanding Natural Beauty. From the Galloway Hills with their many hidden lochs, burns and waterfalls, to the beautiful Solway coastline with sandy beaches, rocky coves and picturesque villages to explore. The Southern Scotland regions boast an exceptional number of activities including fishing, cycling, horse riding, golf, sailing, diving and numerous walks are all available in the area.

## **Accommodation comprises:**

### **Entrance Hall**

UPVC outer door leads into hall; ceiling light; coat hooks; tiled floor; hardwood inner door leads into Lounge.

### **Lounge Diner**

5.45m x 4.42m (17'9 x 14'5)

Large bright open plan room incorporating cosy seating area with log burning stove and separate dining area. Windows to both front and rear; storage cupboard to side of fireplace; under stair storage cupboard; hardwood flooring; radiator; ceiling lights.

### **Kitchen**

2.12m x 2.20m (6'10 x 7'2)

Range of high gloss red units with complementing work surface; integrated electric oven and hob; integrated microwave; stainless steel sink and drainer with mixer tap plumbed for washing machine; plumbed for dishwasher; space for under counter fridge/freezer; tiled splash backs; tiled floor; window out to rear; door out to rear; heated towel rail; ceiling light.

### **Shower Room**

2.11m x 0.96m (6'9 x 3'2)

Comprising of WC, wash hand basin set in vanity unit and shower cubicle with integral shower; shower screen; fully tiled; window to rear; heated towel rail ceiling light.

### **Bedroom 1**

3.60m x 2.60m (11'8 x 8'5)

Generously proportioned room with dormer window to front; part coombed ceiling; built in storage under window; radiator; ceiling light.

### **Bedroom 2**

3.60m x 2.06m (11'8 x 6'8)

Velux window to rear; part coombed ceiling; radiator; ceiling light.

### **Outside**

Gated close to the side giving access to the rear of the property. The terraced rear garden is well stocked with shrubs and flowers, offers ample seating areas and spectacular views from the top over Luce Bay. Wooden garden shed.

\*More photos available online.

Services: Mains electricity, water and drainage.

EPC Rating: F

Postcode: DG8 9SD

Council Tax Band: A

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available from onesurvey.org

### **OFFERS:-**

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

### **NOTE:-**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.















