

**FOR SALE**

## 13 HEUGH RISE, PORTPATRICK, DG9 8UA



An opportunity arises to acquire a prestigious detached family residence occupying a splendid location within a very private residential cul-de-sac on the upper fringe of Portpatrick, only a short walk from the popular Dunskey Golf Club and picturesque harbour. There are a range of excellent features to appreciate including a superb kitchen, recently installed shower room, master bedroom with recently upgraded en-suite, the use of hardwood flooring, ornate cornicing, oil-fired central heating and uPVC double glazing. The property is set amidst its own area of landscaped garden ground with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE,  
DINING ROOM, SUN LOUNGE, KITCHEN,  
UTILITY ROOM, SHOWER ROOM, 3 BEDROOMS  
(1 EN-SUITE), STUDY/4<sup>TH</sup> BEDROOM, GARAGE,  
GARDEN**

**PRICE: Offers over £270,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED

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## DESCRIPTION:

Occupying an elevated position within a prestigious residential cul-de-sac development towards the perimeter of the village, only a short walk from the popular Dunskey Golf Club and picturesque harbour, this is a detached bungalow which provides well-proportioned, bright family accommodation over one level.

To the rear of the property there are views towards the North Channel.

It is set within its own landscaped garden grounds and is located adjacent to other private modern residences of varying style. Of timber frame construction under a tiled roof and finished in Fyfestone & render, the property offers a range of attractive features including a superb kitchen, recently installed shower room, master bedroom with upgraded en-suite, the use of hardwood flooring, ornate cornicing, oil-fired central heating and uPVC double glazing.

Local amenities within the village include primary school, church, general stores, P.O, hotels and a first class range of restaurants. The focal point of this delightful coastal village is of course the charming harbour and promenade which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvellous sandy beaches closeby and the area abounds with a range of outdoor pursuits including wonderful golf courses, sailing and walking on the Southern Upland Way which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer some 7.5 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Seldom does the opportunity arise to acquire such a prestigious detached property within this ever popular village and internal viewing is to be strongly recommended.

## ENTRANCE PORCH:

The property is accessed by way of a double-glazed storm door with side panel. Glazed interior door to the hallway.

## HALLWAY:

The wide and welcoming hallway provides access to almost all of the accommodation. Hardwood flooring, storage cupboards and CH radiator.

## LOUNGE:

This is a delightful main lounge to the front with an open view over Heugh Rise. There is a marble fire surround housing an open fire. Ornate cornice, ceiling rose, CH radiator and TV point.



## DINING ROOM:

A further reception room with hardwood flooring, ornate cornice, ceiling rose and CH radiator.



## SUN LOUNGE:

Located off the dining room, this is a splendid sun lounge overlooking the rear garden to the North Channel beyond. Hardwood flooring, ornate ceiling, TV point and sliding patio doors leading to a paved patio.





### KITCHEN:

The kitchen is fitted with a full range of contemporary floor and wall mounted units with granite worktops incorporating a stainless-steel sink with mixer. There is a Neff hob, extractor hood, two built-in Neff ovens, integrated dishwasher and kitchen island. Recessed lighting.



### UTILITY ROOM:

A most useful utility room located off the kitchen. Plumbing for an automatic washing machine and American style fridge freezer, included in the sale.

### SHOWER ROOM:

The recently installed shower room is comprised of a WHB, WC and large shower cubicle with a mains shower. Vinyl wall panelling, vinyl ceiling, recessed lighting and heated towel rail.



### MASTER BEDROOM:

A bedroom to the rear with built-in wardrobes and CH radiator.



### EN-SUITE:

The recently upgraded en-suite is comprised of a WHB, WC and shower cubicle housing a has recently been fitted with a WHB, WC and shower comprises a WHB, WC, and bath. There is a separate shower cubicle with multi-head shower. Vinyl wall panelling, vinyl ceiling and heated towel rail.





Further en-suite image



**STUDY:**

A study to the rear of the property that could be used as a fourth bedroom, if required. CH radiator.



**BEDROOM 2:**

A bedroom to the front with built-in wardrobe and CH radiator.



**GARAGE:**

A large garage with electric roller door to the front, rear service door, power, light and water supply.

**GARDEN:**

The property is set within its own generous area of fully landscaped garden ground. The front has been laid out to lawn with gravel and mature shrub borders. There is a monobloc driveway leading to the garage. The rear and side gardens are comprised of further lawns, paved patios, planting borders, fruit trees, mature shrubs and large greenhouse.

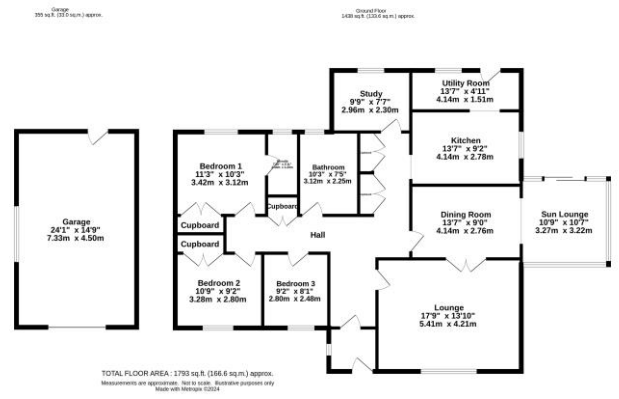


**BEDROOM 3:**

A further bedroom to the front with CH radiator.







**ENTRY: Negotiable**

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

**DETAILS PREPARED: 05/03/2024**

**COUNCIL TAX: Band 'F'**

**GENERAL:**

All carpets, blinds, integrated kitchen appliances, American style fridge/freezer, greenhouse and garden shed are included in the sale price.

**SERVICES:**

Mains electricity, water, and drainage. Oil fired heating. 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

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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.