

**FOR SALE**

**1A-B HILL STREET,  
PORTPATRICK, DG9 8JX**



An opportunity arises to acquire a first floor flat within the much sought-after village of Portpatrick on Scotland's south west coastline. The property occupies a central location within the village and would be an ideal purchase for the first-time buyer or for use as an easily maintained holiday home. In excellent condition having been very well-maintained by the current owner. The property benefits from a maple design 'dining' kitchen, delightful shower room, electric wet central heating and uPVC double glazing.

**ENTRANCE HALLWAY, LOUNGE, 'DINING'  
KITCHEN, UTILITY AREA, SHOWER ROOM, 2  
BEDROOMS, OUTBUILDINGS, SHARED GARDEN**

**PRICE: Offers over £100,000 are invited**



Property Agents

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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Occupying a central location within the very heart of the extremely popular seaside village of Portpatrick on Scotland's south west coastline, this is a first floor flat which provides bright and comfortable accommodation over one level.

The property, which is of traditional construction under a shared slate roof, is in excellent condition throughout having been very well-maintained by its current owner. The property benefits from a maple design 'dining' kitchen, delightful shower room, electric wet central heating system and uPVC double glazing.

There is a communal area of easily maintained garden ground to the rear with added benefit of its own three outbuildings and a 50% share of a former wash house. The property is ideally suited to the first-time buyer or for use as a holiday home.

The popular village of Portpatrick on Scotland's South West 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.

## HALLWAY:

The property is accessed by way of an uPVC storm door. CH radiator.



## Further hallway image



## LOUNGE: (Approx 4m at the widest – 4.4m)

A main lounge to the front featuring a wooden fire surround with marble style insert and hearth housing an electric fire. CH radiator and TV point.



**'DINING' KITCHEN:** (Approx 5.2m at the widest – 4.4m)  
A spacious 'dining' kitchen which has been fitted with a range of maple design floor and wall mounted units with ample worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in double oven and integrated washing machine. CH radiator.



**UTILITY AREA:**  
Located just off the kitchen, fitted with a maple design floor unit with granite style worktop incorporating a stainless-steel sink with mixer.



**SHOWER ROOM:** (Approx 1.6m – 2.8m)  
Comprising a WHB set into a vanity unit, WC and shower cubicle housing an electric shower. Ceramic wall tiles, wall light, electric shaver point, extractor, electric fan heater and CH radiator



**BEDROOM 1:** (Approx 3.8m – 2.8m)  
A bedroom to the rear with CH radiator.



**BEDROOM 2:** (Approx 2m – 2.8m)  
A further bedroom to the rear with CH radiator.



**GARDEN:**  
To the rear there is a communal area of mature garden ground. There are three brick-built outbuildings and a 50% share of the wash house.



**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 08/03/2024

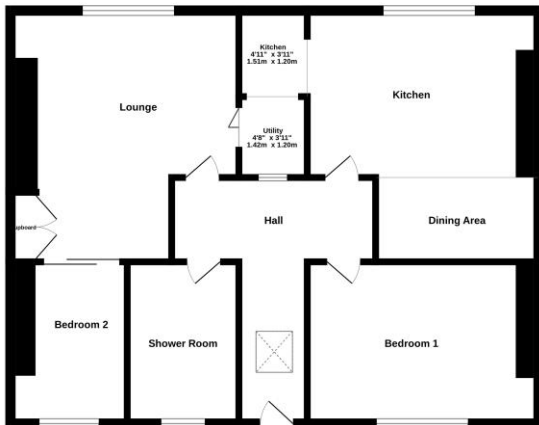
**COUNCIL TAX:** Band 'B'

**GENERAL:**  
The flat can be sold almost fully furnished.

**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](http://www.swpc.co.uk)

Ground Floor



Measurements are approximate. Not to scale. Not to be used for any purpose other than to provide a general impression only.

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.