

FOR SALE

**"ERNMAUR"
6A MAIN STREET,
PORTPATRICK, DG9 8JJ**



An opportunity arises to acquire a very well-presented first floor flat laid out over two levels which is located within the heart of the village, only a short walk from the promenade. In excellent condition throughout having recently been modernised to include a new contemporary 'dining' kitchen, new bathroom, new shower room, new WC, full re-wire, new electric heating, and bright décor. The property also benefits from uPVC double glazing. There is a small area of garden ground with brick outbuilding.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, SHOWER ROOM, WC, 4 BEDROOMS,
GARDEN, OUTBUILDING**

Offers over **£165,000** are invited



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a central location within the heart of the ever popular coastal village of Portpatrick, this is a first floor flat which provides spacious family accommodation over two levels. The property is in excellent condition throughout having recently been modernised to include a new contemporary 'dining' kitchen, new bathroom, new shower room, new WC, full re-wire, new electric heating, and bright décor. The property also benefits from uPVC double glazing.

It is situated adjacent to other private residential properties of varying design. The outlook to the front is over a variety of private units and to the rear over garden ground. The village of Portpatrick with its charming harbour and sea front promenade, provides local amenities including general store, post office, church, primary school, craft shops and a range of excellent hotels and restaurants. All major amenities such as supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in the town of Stranraer some 8 miles distant. There is a town and school transport service available from the village.

Outdoor pursuits are numerous within the village and surrounding area and include water sports, sailing, excellent golf courses, lovely sandy beaches and a rugged coastline.



HALLWAY:

A stairway to the rear of the property provides access to the uPVC entrance door. The hallway provides access to all of the first-floor accommodation and stairway to the second floor. Electric panel heater.



LOUNGE:

A pleasant room to the front overlooking the Main Street. There is a shelved recess with cupboard below, electric panel heater, recessed lighting, and TV point.



'DINING' KITCHEN:

A spacious 'dining' kitchen laid out in an open plan basis with the lounge. The kitchen has been fitted with a range of contemporary units with woodgrain style worktops incorporating a stainless-steel sink with swan neck mixer. There is an induction hob, extractor hood, Siemens integrated oven, Siemens integrated microwave, and plumbing for a dishwasher.



[Further kitchen images](#)



BATHROOM:

The recently installed bathroom is fitted with a WHB, WC and bath. There is an electric shower in place over the bath. Heated towel rail, wall mirror with LED lighting, and electric shaver point.



BEDROOM 1:

A bedroom to the rear with electric panel heater.



BEDROOM 2:

A bedroom to the front with electric panel heater.



LANDING:

Access to the upper bedrooms, shower room, WC, and large storage cupboard.



WC:

Located on the second floor, comprising a WHB and WC. Velux window to the front.

WC image



Further bedroom 3 image



SHOWER ROOM:

A vinyl panelled shower room with a mains shower and heated towel rail.



BEDROOM 4:

A further second floor bedroom with window to the rear. WHB and electric panel heater.



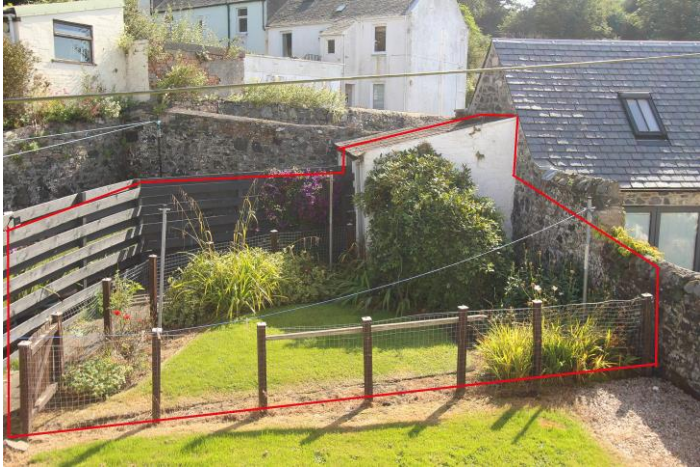
BEDROOM 3:

A second-floor bedroom to the rear with painted pine wall panelling, WHB, and electric panel heater.



GARDEN:

To the rear of the property there is a small area of easily maintained fenced off lawn with planting border and brick-built outbuilding.



ENTRY: Negotiable

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

DETAILS PREPARED: 03/10/2023

RE-MARKETED: 15/03/2024

COUNCIL TAX: Band 'C'

SERVICES:

Mains electricity, water, and drainage. EPC = E

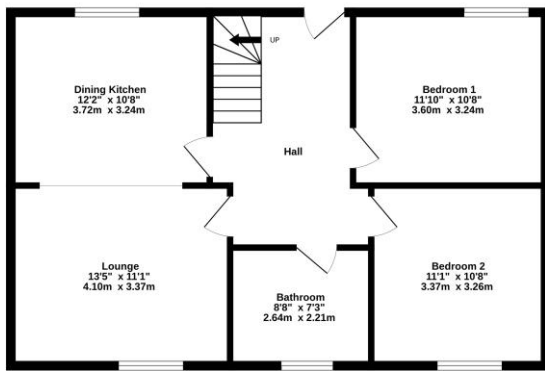
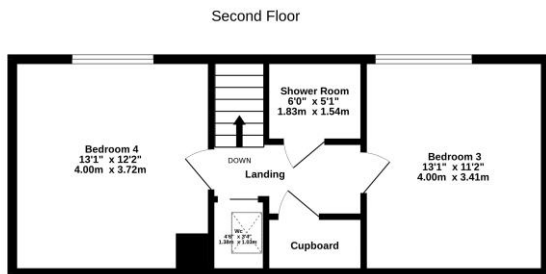
OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk



First Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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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.