

FOR SALE

21 CHALET ROAD,
PORTPATRICK, DG9 8DN



South West Property Centre are delighted to offer to the market a terraced villa occupying a splendid, elevated location within the ever-popular seaside village of Portpatrick. From the property there are delightful views over the village to the North Channel beyond. In excellent condition throughout the property benefits from a n oak style kitchen, delightful bathroom, ground floor WC/utility room, neutral décor, gas fired central heating and uPVC double glazing.

**ENTRANCE PORCH, LOUNGE, 'DINING' KITCHEN,
WC/UTILITY ROOM, BATHROOM, 2 BEDROOMS,
DECKED PATIO, PARKING SPACE**

PRICE: Offers over £140,000 are invited



Property Agents

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Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying an elevated position within a new-build development located adjacent to Dunskey Golf Course and only a short distance from the very heart of the village. From the property there are views over the village itself to the North Channel beyond.

In excellent condition throughout and benefiting from a well-fitted kitchen, ground floor WC, delightful bathroom, neutral décor, uPVC double glazing and gas fired central heating. There is an allocated parking space to the front and small decked patio to the rear.

Of Modern Method of Construction under a tile roof the property offers comfortable, open living, over two levels. The delightful village of Portpatrick provides an extensive range of craft shops, hotels and restaurants, general store/post office, church, and primary school. Leisure facilities include an all-weather sports surface and excellent golf courses. There is a charming promenade and harbour which forms the central feature of the village. It also marks the start of the popular walking route on the Southern Upland Way.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service.

The local area has always been known for its array of outdoor activities including walking, fishing, and water sports. There are superb sandy beaches a short drive distant.

[Portpatrick harbour images](#)



PORCH:

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



LOUNGE:

A spacious main lounge with CH radiators, TV point, and telephone point.



'DINING' KITCHEN:

The kitchen is fitted with a range of floor units with ample worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for a dishwasher. French doors to the rear garden.



WC:

A spacious ground floor WC comprised of a WHB and WC. Plumbing for and automatic washing machine. CH radiator.



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a shower in place over the bath. CH radiator.



BEDROOM 1:

A bedroom to the rear with CH radiator.



BEDROOM 2:

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



[View from bedroom 2](#)



GARDEN:

A small, decked patio to the rear. Designated parking space to the front.



ENTRY: Negotiable

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

DETAILS PREPARED: 26/04/2024

RATEABLE VALUE: £1850

GENERAL:

A carpets, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, and drainage. Shared LPG gas supply for central heating & domestic hot water, located off the property. EPC = D

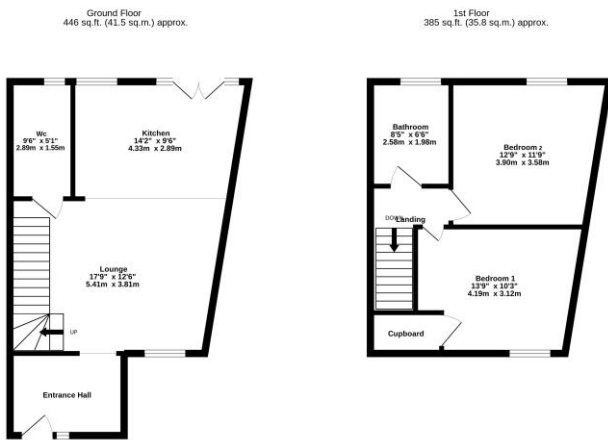
OFFERS:

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

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

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

www.swpc.co.uk



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.