

FOR SALE

**"SKYE",
12a MAIN STREET,
PORTPATRICK, DG9 8JJ**



An opportunity arises to acquire a superbly appointed, well-proportioned property located within the heart of Portpatrick.

In excellent condition throughout having undergone a programme of modernisation in the past. The property offers comfortable accommodation with a small outside area to the rear. Electric central heating and double glazing.

A turnkey property currently being used as a holiday let with high occupancy levels and steady/growing income but equally would make a great family home a stone's throw from Portpatrick harbour.

**HALLWAY, LIVING/DINING AREA, WC,
2 BEDROOMS, BATHROOM**

Guide Price: £195,000



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



Description

The property has in recent times been completely renovated and for sale in good condition. The property is in excellent decorative order with a neutral colour palette having been adopted and sports a contemporary fitted kitchen and bathrooms. Our clients have furnished the property to a high standard and this furniture, floor coverings, blinds etc will be included in the sale.

Our clients have operated this holiday business for 10 years over which time there has been steady occupancy, presently averaging 30 weeks a year. The business continues to grow and the season appears to be extending each year, evening out the traditional spikes at peak season periods. Portpatrick is and always has been a very popular holiday destination be it for weekend breaks or longer stays. However our clients have also had uptake for the property from businesses operating in the area looking for accommodation for contractors etc and this alternative business dynamic affords potential to maintain occupancy through traditionally quieter periods.

The property is located in a central location within the picturesque village of Portpatrick. This is locally referred to as the 'old part' of the village, close the sea front and stunning harbour basin. Properties in this quarter are of the traditional vernacular. From this situation the property is well placed to access the many restaurants and bars which can be found in the village and is a short walk from the sea front and harbour.

Portpatrick has a charming harbour as its focal point and the village boasts an array of restaurants, bars and hotels. There is also a primary school in the village and a variety of small independently owned shops including a Post Office. Just on the edge of Portpatrick is Dunskey Golf Course. The village which sits on the rugged south west coast of Scotland is situated amidst delightful surroundings.



Living/Dining Area;



Kitchen:



Bathroom:



Bedrooms:



Wigtownshire is a corner of south west Scotland renowned for its wonderfully contrasting and striking scenery and also a particularly mild climate throughout the year. The main routes into this corner of Wigtownshire are the A77 south from Glasgow/Ayr this route travelling along the stunning south Ayrshire coast and travelling west from Carlisle and Dumfries it is the A75.

Ayr approx 58 miles. Prestwick Airport approx 62 miles. Dumfries approx 79 miles. Carlisle approx 113 miles.

Directions

On arriving at Stranraer follow signs for Portpatrick A77. Continue southbound away from the town and at signpost, Portpatrick/Lochans turn right and continue ahead. On arriving at Portpatrick proceed ahead and travel down into the village, on Main Street. The subject properties are located on the left and right hand side of Main Street adjacent and opposite The Downshire Hotel.

General: All the furniture and white goods are included in the sale.

Rateable Value: Cottage Skye £1,200.

Local Authority: Dumfries and Galloway Council

Viewing by appointment only. Contact the agents,
South West Property Centre, telephone
01776 706147

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**