



**6 East Cliff, Portpatrick**

Stranraer, DG9 8JY

**PRICE: Offers Over £125,000 are invited**



## 6 East Cliff

Portpatrick, Stranraer

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 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: B

EPC Energy Efficiency Rating: E

- Located within the ever popular village of Portpatrick
- Generous family accommodation over one level
- The addition of a conservatory to the rear
- En-suite bedroom
- Spacious kitchen
- Delightful shower room
- Oil central heating
- Double glazing
- Mature garden grounds
- Off-road parking





## 6 East Cliff

### Portpatrick, Stranraer

Situated within the ever popular village of Portpatrick, an opportunity has arisen to acquire a well-proportioned 3-bedroom, semi-detached bungalow offering generous family accommodation all on one level, ideally suited for those seeking a peaceful retreat within a cul-de-sac setting.

Upon entering the property, the spacious living room provides the perfect space for family gatherings or relaxing evenings in. The addition of a delightful conservatory to the rear of the property allows for an abundance of natural light to flood the space, creating a tranquil space to unwind and enjoy the views of the garden grounds.

The accommodation comprises a well-appointed kitchen, en-suite bedroom and delightful shower room. The property also benefits from an extensive floored loft, accessed by way of a pull-down ladder.

For added comfort, the property benefits from oil central heating and double glazing throughout.

The property is set within its own area of mature garden grounds with the added benefit of off-road parking.





### **Lounge**

A main lounge to the front with CH radiator and TV point.

### **Kitchen**

This well-appointed kitchen features a full range of floor—and wall-mounted units, cream worktops, and a stainless steel sink. There is a ceramic hob, extractor hood, built-in oven and plumbing for a washing machine & dishwasher.

### **Conservatory**

A spacious conservatory to the rear overlooking the garden. Wall lights and French doors leading to the garden.

### **Shower Room**

The shower room is comprised of a WHB, WC and corner shower cubicle with a mains shower. Tiled flooring and heated towel rail.

### **Bedroom 2**

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

### **Bedroom 1**

A bedroom to the rear with CH radiator.

### **En-suite**

The vinyl paneled en-suite is fitted with a WHB, WC and bath with shower over. Heated towel rail.

### **Bedroom 3**

A further bedroom to the rear with CH radiator.

### **Attic / Loft Space**

The floored and partitioned loft is accessed by way of a pull-down ladder. Velux roof lights and electrical sockets.





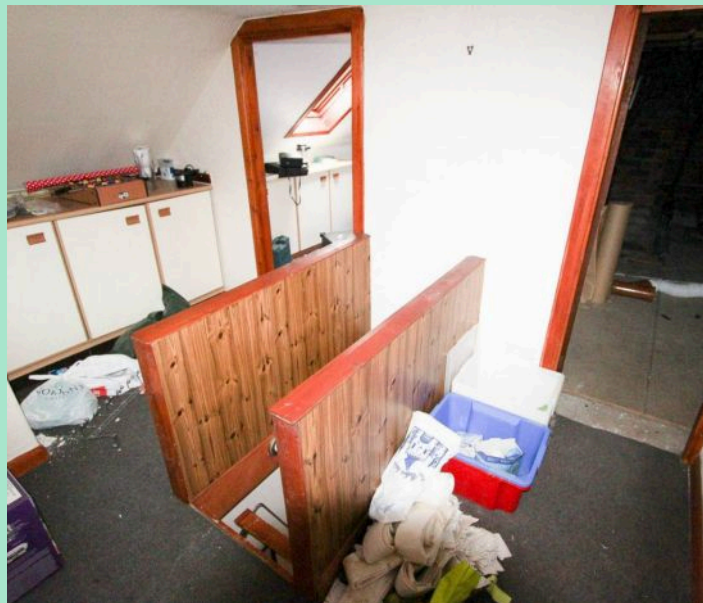
## GARDEN

The property is set amidst its own area of mature garden grounds comprised of lawns, gravel patio and a variety of mature shrubs.

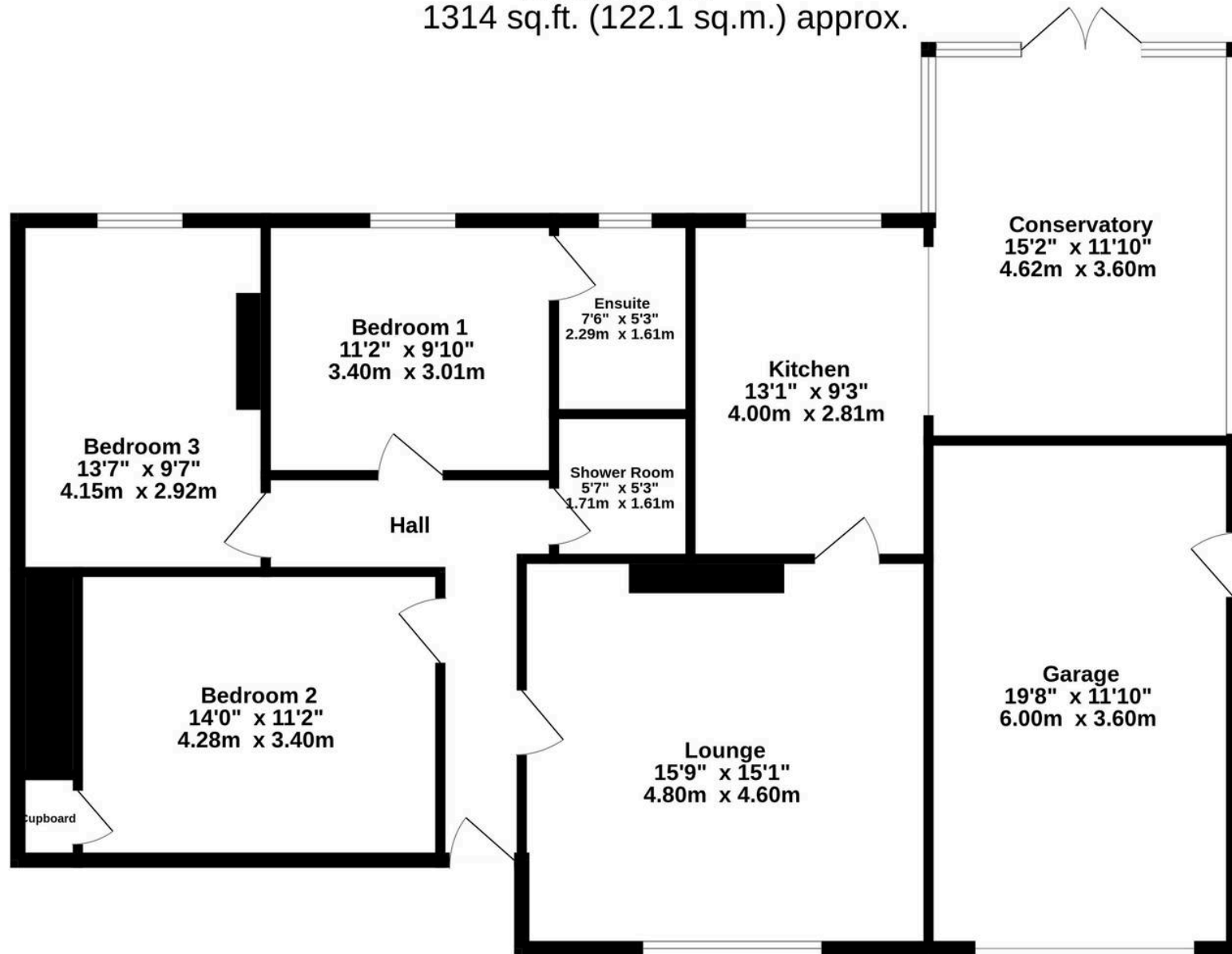
## GARAGE

Single Garage

There is a monobloc driveway to the front for off-road parking, which in turn leads to the garage.



Ground Floor  
1314 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

**Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.







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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.