

A B & A  
Matthews

9 South Street, Port William, DG8 9SQ  
Offers in the region of £135,000





Port William is a charming and peaceful coastal village located in Dumfries and Galloway, in the southwest of Scotland. Perched on the eastern shore of Luce Bay, it offers sweeping sea views, often stretching as far as the Mull of Galloway and even Northern Ireland on particularly clear days. The village is surrounded by gently rolling farmland and rugged coastline, creating a tranquil setting that appeals to visitors seeking a slower pace of life and a connection with nature. The village was established in the 18th century as a planned settlement by Sir William Maxwell of Monreith, who aimed to promote trade and fishing in the region. Today, Port William still retains its maritime character, with a small harbour that is home to a few fishing boats and leisure craft. One of the most striking features of the village is the bronze statue of a fisherman standing on the harbour wall, gazing out to sea. Known locally as "The Man Looking Out to Sea," the statue serves as a poignant reminder of the community's close ties to the sea.

Port William offers a range of amenities including a village shop, café and accommodation such as bed and breakfasts. The village is also a gateway to exploring the natural beauty of the area. Luce Bay is a designated Special Area of Conservation, rich in marine life and bird species. Seals, porpoises, and seabirds are often seen from the shore, making it a rewarding destination for wildlife enthusiasts.

Nearby attractions include the ancient Whithorn Priory, one of the earliest Christian sites in Scotland, and the dramatic cliffs and lighthouse at the Mull of Galloway. The wider region is also home to Galloway Forest Park, a designated Dark Sky Park ideal for stargazing.

Port William combines natural beauty, historical depth, and quiet charm, making it a memorable stop along Scotland's often-overlooked southwestern coastline.





**Council Tax Band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: D**

- ◆ Mid-terraced property
- ◆ Located close to the harbour
- ◆ Two bedrooms
- ◆ Benefits from double glazing and LPG heating
- ◆ Large garden to the rear of the property

This mid-terraced property is ideally situated close to local amenities and just a short walk from Port William's picturesque harbour. Offering two well-proportioned bedrooms, the home also benefits from a separate dining room and a bright sun lounge, providing flexible living space for a range of needs. The property is double glazed throughout and features LPG central heating, ensuring comfort year-round. To the rear, there is a large garden—perfect for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. This is a fantastic opportunity for first-time buyers, downsizers, or those seeking a holiday retreat in a charming coastal village.

Accommodation comprises: – Ground Floor: Hall. Lounge. Dining Room. Kitchen. Sun Lounge. Shower Room. First Floor: Landing. Two bedrooms. Wet Room



## **GROUND FLOOR ACCOMMODATION**

### **Hall**

UPVC glazed entrance door. Understairs storage cupboard. Wall mounted electric meter. Stairs give access to the first floor.

### **Lounge – 4.04m x 3.86m**

The lounge is a warm and inviting space, enhanced by a west-facing window that allows natural light to pour in during the afternoon and evening, creating a bright and comfortable atmosphere. A striking original feature stone fireplace, framed by a painted wooden surround, serves as the room's focal point and adds a touch of period character. To one side, a built-in shelved storage cupboard offers both practicality and charm, ideal for books, decor, or everyday essentials. A neatly positioned radiator ensures the room stays cosy throughout the year, blending seamlessly with the traditional yet homely aesthetic.

### **Dining Room – 3.80m x 3.40m**

The dining room is a light-filled space, benefitting from an east-facing window that welcomes the soft morning sunlight, creating a bright and uplifting start to the day. The room offers a comfortable setting for meals and gatherings, with a well-positioned radiator ensuring warmth and comfort throughout the seasons. Its simple layout provides versatility for various dining arrangements while maintaining a pleasant and inviting atmosphere.

### **Kitchen – 3.35m x 2.50m**

The kitchen enjoys natural light from its east-facing window, making it a bright and welcoming space in the early part of the day. It is well-appointed with a good range of wall and floor units, offering plenty of storage and functionality. Ample worktops provide generous preparation space, complemented by tiled splashbacks that add both practicality and style. A stainless-steel sink sits beneath the window, while integrated appliances include a gas hob with an electric double oven below and an extractor fan above, ensuring a well-equipped and efficient cooking environment.

### **Sun Lounge – 3.35m x 2.25m**

The sun lounge is a bright and airy space, featuring an east-facing window that allows morning light to fill the room. A glazed door opens directly onto the garden. The tiled flooring is both practical and stylish, ideal for easy maintenance, while the polycarbonate roof enhances the sense of light and openness, making this a perfect spot to relax and enjoy the garden views throughout the day.





**Shower Room – 2.40m x 2.11m**

Partially tiled and fitted with a white suite comprising WC, wash hand basin and shower cubicle with main water shower. Space and plumbing for washing machine with ample worktop space above. Wall cupboards housing gas combi boiler. Radiator.

**FIRST FLOOR ACCOMMODATION**

**Landing**

Access to the attic via hatch.

**Bedroom 1 – 4.25m x 3.75m**

West facing window. Built-in shelved and hanging wardrobe with sliding doors. Radiator.

**Bedroom 2 – 3.37m x 2.88m**

East facing window. Radiator.

**Wet Room – 2.40m x 1.85m**

Fully fitted with wet wall panelling and a white suite comprising WC, wash hand basin and mains water shower. Radiator.









**Garden**

The spacious garden is located to the rear of the property and has been thoughtfully landscaped for low maintenance, with gravelled areas and a generous patio ideal for outdoor seating and entertaining. Mature shrubs add greenery and structure, and established fruit trees provide opportunities for homegrown produce. Practicality is also considered, with convenient pedestrian access for bins available via number 11.

**OUTBUILDING**

Wooden garden shed.

Stone built shed with box profile roof – semi shared.

**SERVICES**

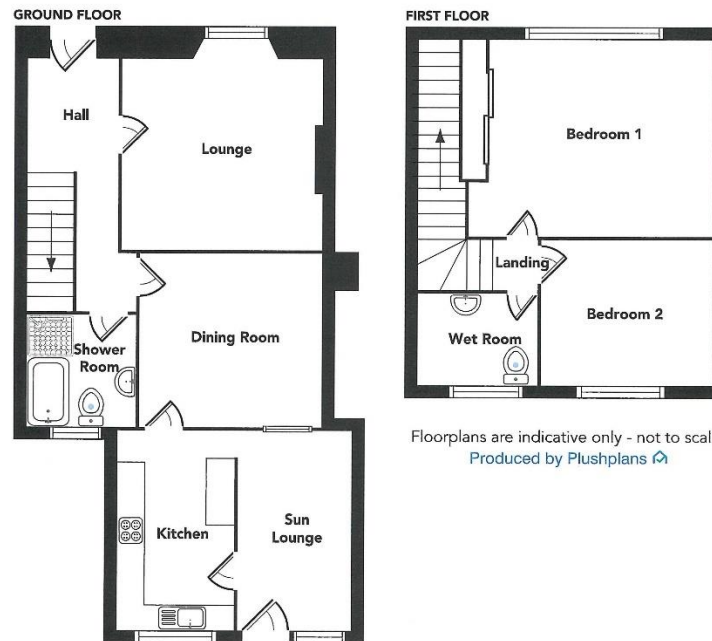
Mains supplies of water and electricity. The property is connected to the mains drainage system. LPG heating. EPC = E

**NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.







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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.