



8A South Street  
Port William,  
DG8 9SG

Offers in the region of £120,000







Nestled on the eastern shore of Luce Bay, Port William is a charming 18th-century fishing village. Founded in 1770 by Sir William Maxwell of Monreith, the village is one of Galloway's earliest planned communities and boasts one of the first purpose-built harbours in western Galloway. In centuries past, the quiet coves around Port William were a haven for smugglers, and echoes of that colourful past can still be felt along the shore. Today, the village is better known for its warm welcome, peaceful pace, and stunning views across the bay. Around Port William, you'll find beautiful beaches, diverse wildlife, superb walking routes and community run café.

Located some 17 miles from Port William, Newton Stewart is a charming market town on the banks of the River Cree. The town offers a wide range of local amenities, including leisure centre, cinema, health centre, and a variety of shops.

**Council Tax Band: A**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: F**

**EPC Environmental Impact Rating: B**



Occupying an enviable position with uninterrupted views across Luce Bay, this deceptively spacious two-bedroom semi-detached bungalow has been maintained and upgraded to a particularly high standard throughout.

The property benefits from recently installed double glazing, new UPVC doors, and an efficient electric wet heating system. Internally, the bungalow has been tastefully redecorated and fitted with new flooring throughout, creating a bright and contemporary living environment.

Externally, there is an easily maintained garden area enjoying superb sea views and benefiting from convenient pedestrian access from South Main Street.

This delightful coastal home combines comfort, low-maintenance living, and an exceptional outlook, ideal as a permanent residence or holiday retreat.

## **ACCOMMODATION**

### **Hall** **2.00m x 1.96m**

Hardwood glazed entrance door. Built-in cupboard housing electric meters. Built-in cupboard housing water tank. Radiator.

### **Lounge** **4.16m x 4.00m**

Bright and airy room with west and north facing windows and stunning views onto Luce Bay. UVC glazed door giving access to garden. Two radiators.

### **Kitchen** **4.42m x 2.80m**

Open plan with lounge. Fitted with a range of wall and floor units, ample worksurfaces, tiled splashbacks and inset composite drainer sink. Integrated appliances include electric hob with built-under electric oven and extractor fan above. Space and plumbing for washing machine. Vertical radiator.





**Bedroom 1** **3.95m x 3.04m**

West facing window. Built-in shelved and hanging cupboard. Radiator.

**Bedroom 2** **3.50m x 3.50m**

Currently used as a sitting room with east facing window. Radiator.

**Shower Room** **1.96m x 1.70m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and walk-in shower cubicle with mains shower. Radiator.



**Garden**

The garden is mainly laid to lawn for ease of maintenance with patio area and flowering borders. There is a gate leading to the beach.

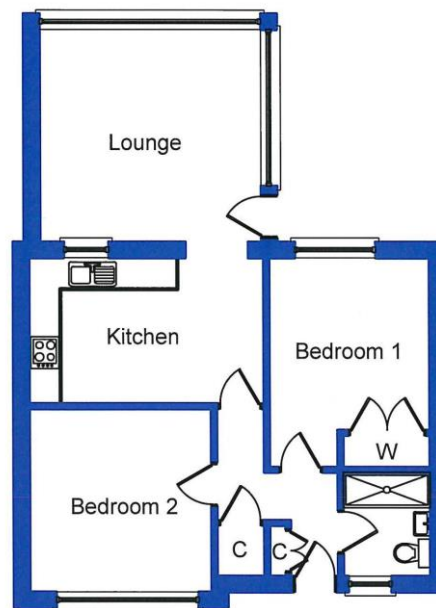
**OUTBUILDING**

Garden Shed with power and light laid on.

**SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric wet heating. EPC = F





Sketch plan for illustrative purposes only

**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.

A B & A  
Matthews

38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamattthews.com](http://www.abamattthews.com)

---

The Consumer Protection From Unfair Trading Regulations 2008

---

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.