



A B & A  
Matthews

**87 Main Street,  
Port William,  
DG8 9SD**

***Offers in the region of £190,000***







Founded in 1770 by William Maxwell, Port William is one of Scotland's earliest planned villages, set on the eastern shore of Luce Bay in the scenic Machars peninsula. Once a lively port for trade—and a haven for smugglers in the 17th and 18th centuries. The village today is a tranquil coastal community known for its harbour, beaches, and outdoor pursuits.

#### Things to See & Do

- Fisherman statue: A striking bronze statue gazes out to sea.
  - Outdoor recreation: Walking, cycling, and golf are popular, with nearby beaches and wildlife watching opportunities.
  - Wildlife: Luce Bay is a Special Area of Conservation (SAC), home to rare marine and coastal species.
  - The village offers shops, dining, a post office, petrol station, bowling green, and tennis courts.
  - PIRSAC: The Port William Inshore Rescue Service operates a local lifeboat.
- Carnival: Each August, Port William hosts one of Galloway's largest village carnivals



This charming, traditionally built mid-terraced property enjoys an enviable position with attractive views over the harbour and across to the Rhins of Galloway. Well suited to family living or those seeking a spacious home in a picturesque coastal setting, the property offers comfort, character, and generous accommodation throughout. Inside, the home features four well-proportioned bedrooms, benefiting from double glazing and oil-fired central heating for year-round comfort. The layout provides flexibility for family life, guests, or home working. To the rear, a substantial garden provides an excellent outdoor space, complete with a garage, workshop, and potting shed—ideal for hobbyists, storage, or those who enjoy gardening. Vehicular access from Main Street further enhances convenience. Combining traditional charm with practical features and superb views, this is a property that offers both lifestyle and potential in a sought-after location.



**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: E**



## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch – 1.35m x 1.11m**

UPVC glazed entrance door with glazed door giving access to hall

### **Hall – 5.70m x 1.00m**

Stairs to first floor accommodation. Radiator.

### **Lounge – 6.58m x 4.22m**

Bright and airy family room with west and east facing windows. Ornate tiled fireplace. Two radiators.

### **Kitchen – 5.77m x 3.05m**

East facing window overlooking garden ground. Fitted with a good range of wall and floor units, ample worksurfaces, with matching splashbacks and inset stainless steel drainer sink. Integrated appliances include electric hob with extractor fan above and eye level oven. Space and plumbing for washing machine. UPVC glazed door to garden. Radiator.



**Bedroom 1 – 5.28m x 3.75m**

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

**En-Suite**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Radiator.

**Bedroom 2 – 4.36m x 2.85m**

East facing window. Radiator.

**FIRST FLOOR ACCOMMODATION**

**Bedroom 3 – 4.57m x 4.28m**

Combed ceiling with velux window. Radiator.

**Bedroom 4 – 4.00m x 3.90m**

Velux window. Built-in shelved storage cupboards. Radiator.

**Shower Room – 2.00m x 1.84m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin, bath and shower area with electric shower. Radiator.





**Garden**

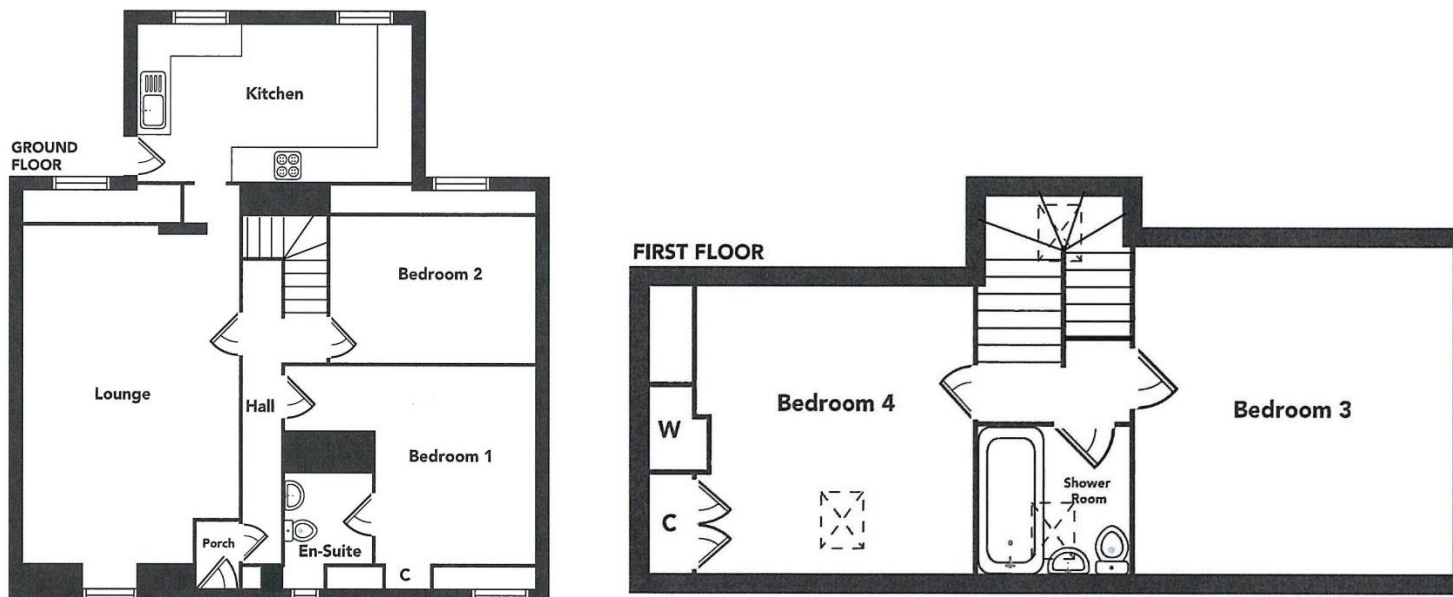
Large garden to the rear of the property which is mainly laid to lawn

**OUTBUILDINGS**

Substantial stone-built outbuilding with vehicular access from Main Street, comprising garage (12.00m x 4.50m), workshop (7.60m x 4.50m), potting shed (4.50m x 1.96m). Garden Shed (3.55m x 4.62m)

**SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating.



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.

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The Consumer Protection From Unfair Trading Regulations 2008

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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.