



**SWPC**

south west property centre



**7d Hill Street, Portpatrick**

Stranraer, DG9 8JX

PRICE: Offers Over £70,000 are invited



## 7d Hill Street

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 close by 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: A

EPC Energy Efficiency Rating: E

- Located within the ever-popular seaside village of Portpatrick
- Only a short walk to the promenade and a range of restaurants
- First floor flat laid out over two levels
- Good condition throughout
- Spacious kitchen and bathroom
- Solid fuel open fire
- Electric heating
- Double glazing





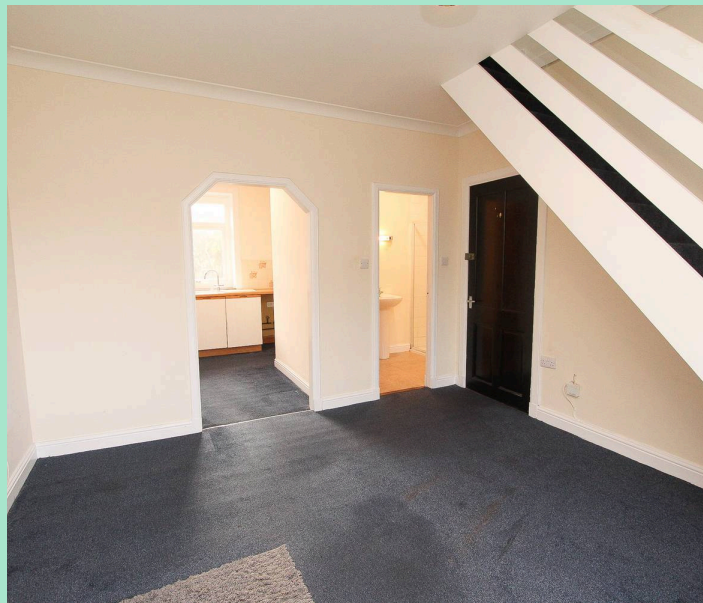
## 7d Hill Street

Portpatrick, Stranraer

Situated in the heart of the ever-popular seaside village of Portpatrick, this delightful one-bedroom first-floor flat offers an opportunity to embrace coastal living. Arranged over two levels, the property is presented in good condition throughout. The lounge is enhanced by a solid fuel open fire, creating a warm and welcoming atmosphere, while double glazing and electric heating ensure further comfort. The spacious kitchen is thoughtfully designed with ample storage and preparation space, the property also benefits from a generous shower room. Just a short stroll from the picturesque promenade and a vibrant array of restaurants, this flat perfectly combines convenience with the tranquillity of village life.

Externally, residents benefit from a shared area of garden ground to the rear and also benefit from shared vehicular access to the side, offering practical solutions for parking and ease of movement.

Whether you are seeking a charming coastal retreat, a holiday home, or a well-located investment, this superb flat captures the essence of seaside living with its enviable position and thoughtful features.





### **Lounge**

The lounge is to the rear of the property and features a brick fire surround with a marble hearth housing an open fire. Staircase to the attic room, electric panel heater, telephone point and a TV point.

### **Kitchen**

The kitchen is fitted with a range of floor and wall-mounted units in cream with woodgrain-style worktops incorporating an asterite sink with a swan neck mixer. There is an electric cooker point and plumbing for an automatic washing machine.

### **Shower room**

A generous shower room fitted with a WHB, WC and a large shower cubicle with an electric shower.

### **Attic room**

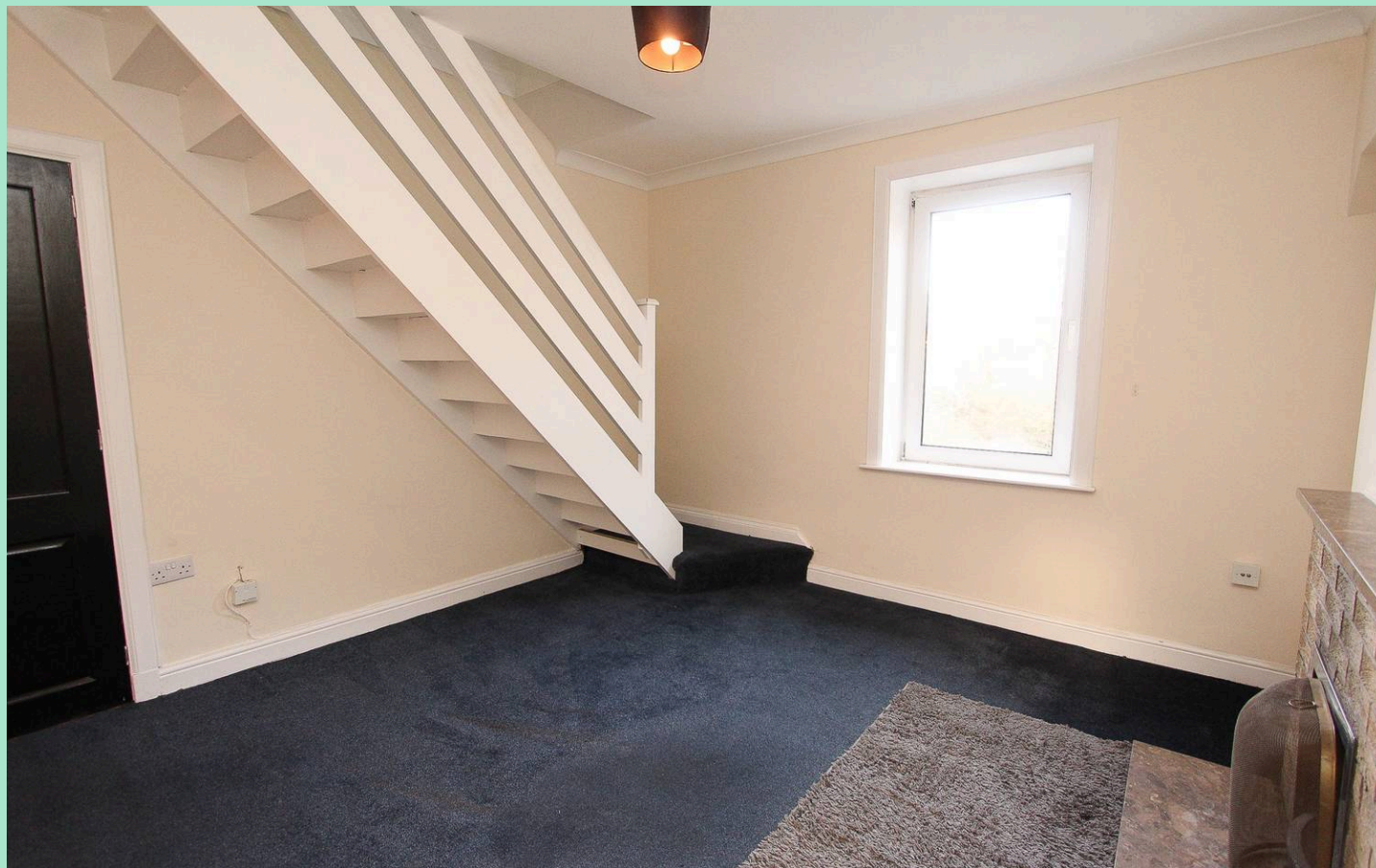
A floored attic with built-in bedroom furniture. There is a skylight to the rear, offering a rooftop view over the village and the North Channel beyond.

### **Garden**

There is a shared area of garden ground to the rear, along with shared vehicular access to the side.

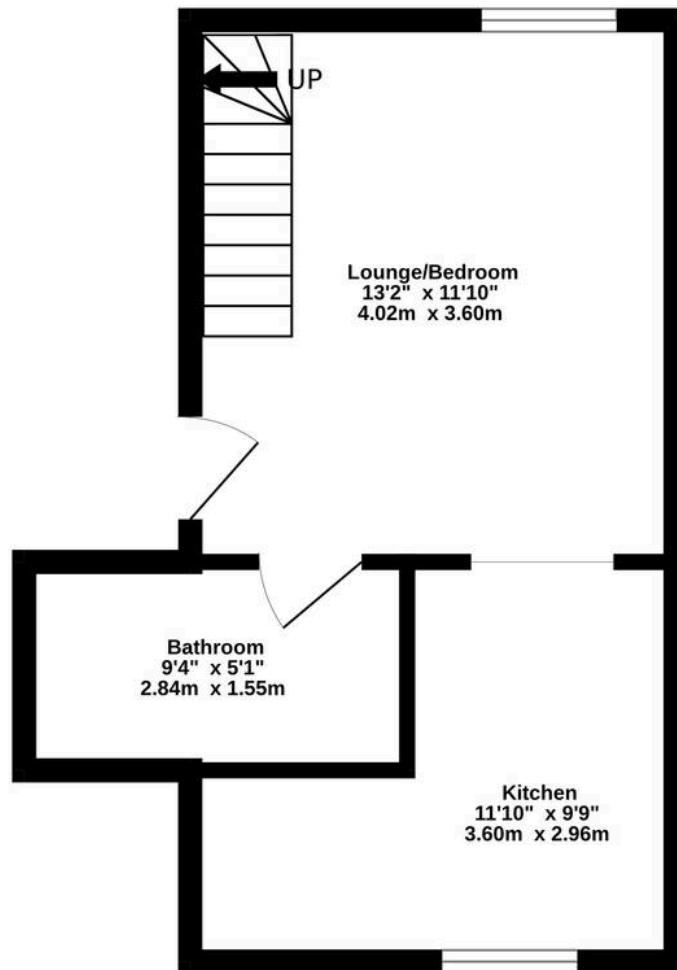
### **Off street**

Parking space

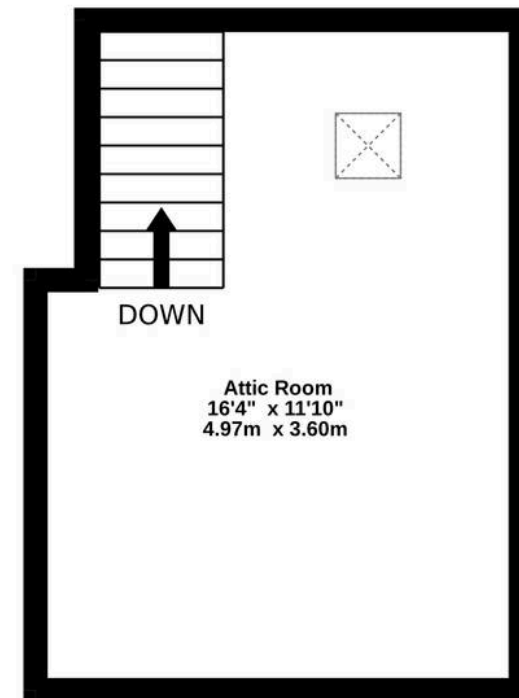




Ground Floor  
291 sq.ft. (27.1 sq.m.) approx.



1st Floor  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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.







## South West Property Centre Ltd

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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.