



south west property centre



7b Hill Street, Portpatrick

Stranraer, DG9 8JX

PRICE: Offers Over £65,000 are invited

## 7b 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 marvelous 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
- A ground floor studio flat
- Excellent condition throughout
- Contemporary decor
- Electric heating
- Double glazing
- Shared garden



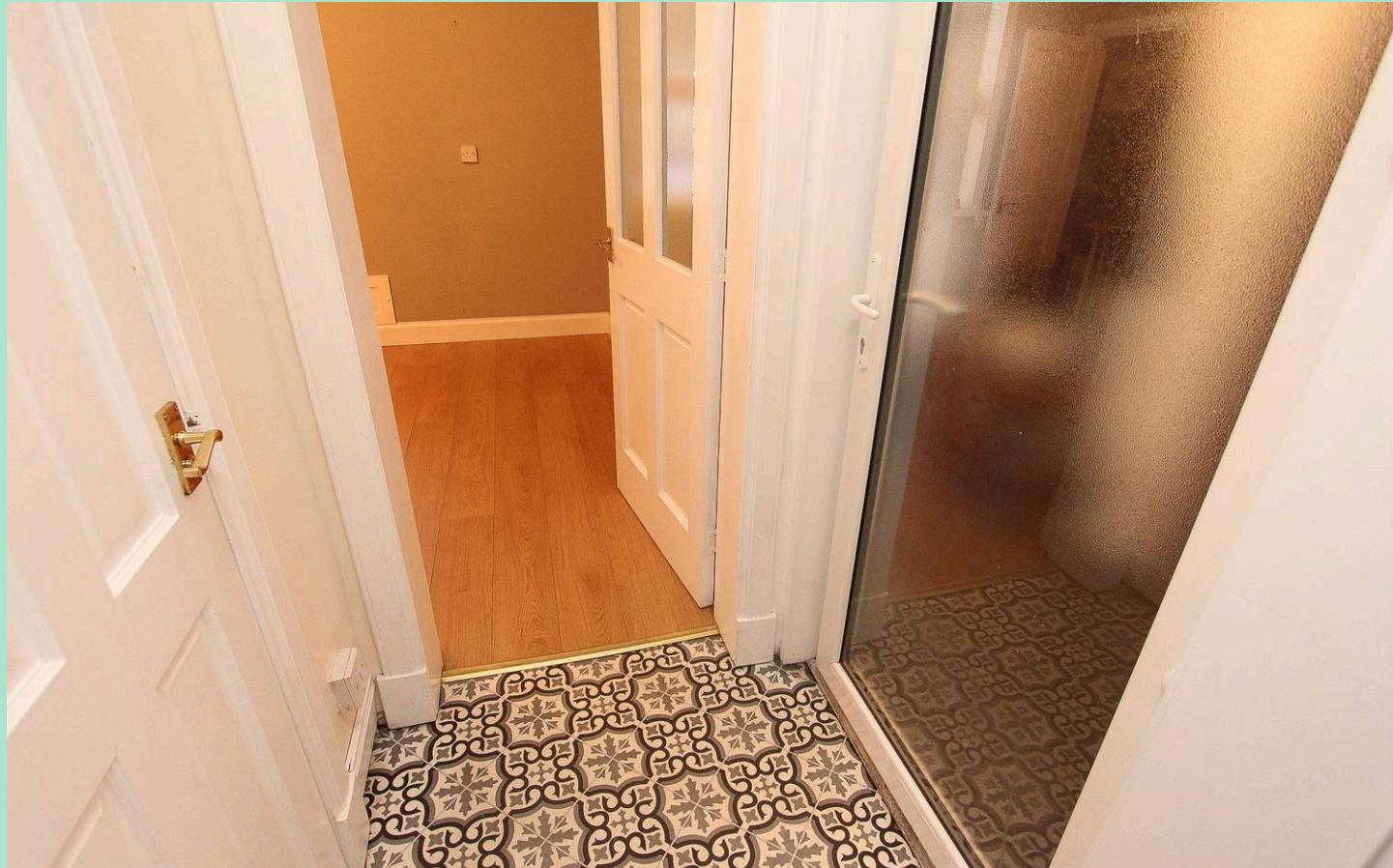
## 7b Hill Street

Portpatrick, Stranraer

Located in the heart of the ever-popular seaside village of Portpatrick, this well - presented one-bedroom ground floor studio flat offers an opportunity to acquire a stylish and contemporary home just moments from the vibrant promenade, an array of restaurants and most other village amenities. Immaculately maintained and in excellent condition throughout making it an ideal choice for first-time buyers, professionals, or those seeking a charming coastal retreat. Additional features include electric heating and double glazing throughout.

With its prime location in a sought-after coastal village, close proximity to local amenities, and impeccable presentation, this delightful flat represents a superb opportunity to enjoy the best of Portpatrick's unique charm.

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.



## **Hallway**

The property is accessed by way of a double glazed storm door.

## **Lounge**

A lounge to the front with laminate flooring, a storage cupboard, an electric panel heater and a TV point.

## **Kitchen**

A kitchenette laid out in an open plan basis with the lounge. Fitted with a sink unit, wall units and an electric cooker.

## **WC**

Comprising a WHB and WC in white.

## **Bedroom**

A bedroom to the rear with laminate flooring and an electric panel heater.

## **En-Suite**

Comprising a WHB and vinyl panelled shower cubicle housing an electric shower.

## **Garden**

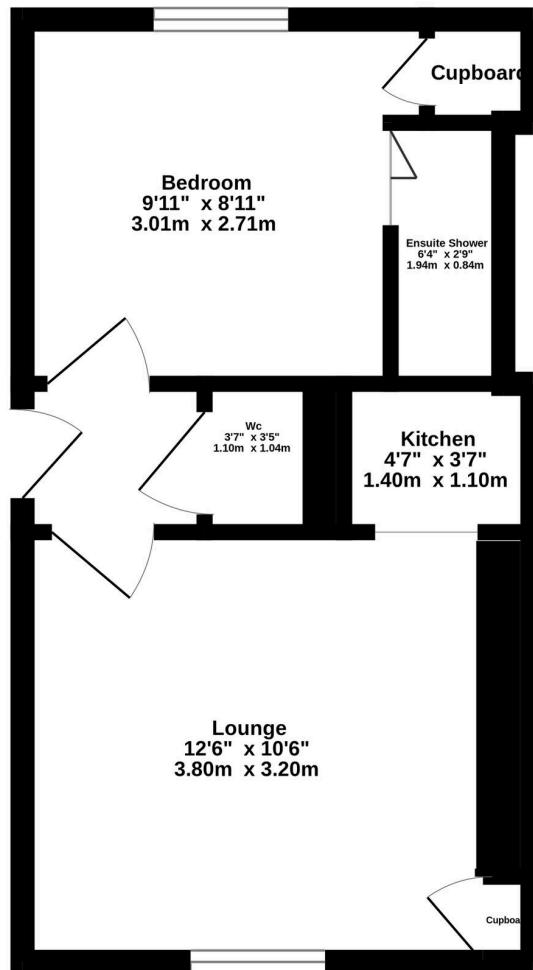
There is a shared area of garden ground to the rear, along with shared vehicular access to the side.

## **Off street**

Parking space

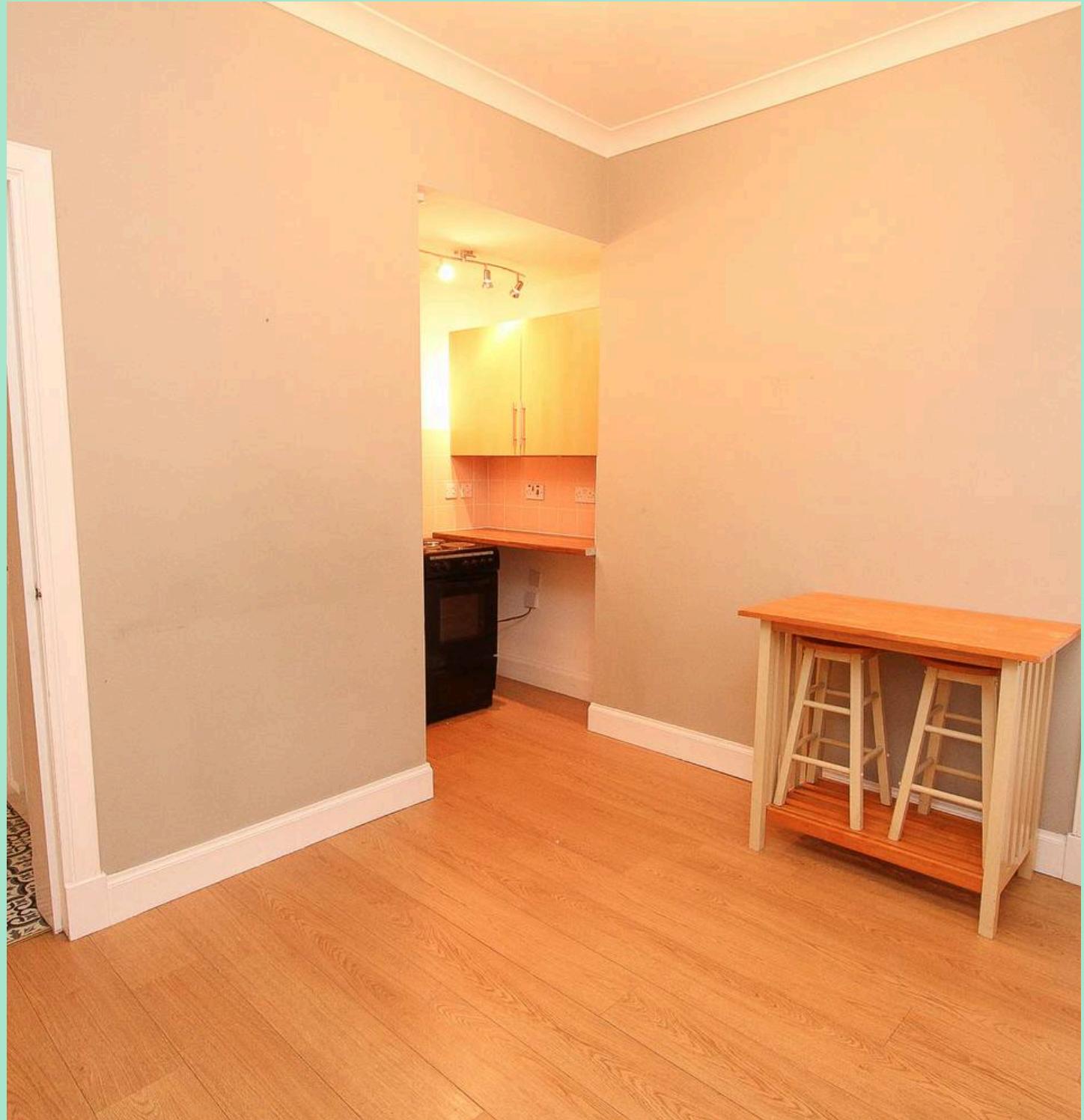


Ground Floor  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 270 sq.ft. (25.1 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.





## 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.