

**Flat D, 1 Old Station Court, Portpatrick**

Stranraer, DG9 8LB

**PRICE: Offers Over £85,000 are invited**



## Flat D

1 Old Station Court, Portpatrick

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 closeby 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: B

Tenure: Freehold

- A modern 2 bedroom, upper floor flat
- Situated within the popular seaside village of Portpatrick
- Located only a short walk from village amenities and the picturesque harbour
- Very well-maintained throughout
- Beech design kitchen
- Well-appointed bathroom
- Electric heating & uPVC double glazing
- Designated parking
- Shared garden grounds





## Flat D

### 1 Old Station Court, Portpatrick

Situated in the heart of the charming seaside village of Portpatrick, this modern two-bedroom upper floor flat presents an exceptional opportunity for those seeking a stylish and low-maintenance home within easy reach of the village's vibrant amenities and picturesque harbour.

Very well-maintained throughout, the property offers a welcoming interior, thoughtfully designed to maximise comfort and practicality.

Of traditional construction under a tiled roof the property benefits from a beech design kitchen, well-appointed bathroom, electric heating and uPVC double glazing.

Residents will appreciate the convenience of designated parking, as well as access to shared garden grounds for moments of relaxation. Ideally located just a short stroll from Portpatrick's shops, cafes, and the scenic harbourfront, this superb flat combines modern living with the allure of coastal village life, making it an ideal choice for first-time buyers, downsizers, or those seeking a delightful holiday retreat.





### Hallway

The property is accessed by way of a wooden storm door. There is a built-in hall cupboard housing the hot water tank and an electric storage heater.

### Lounge

A double aspect main lounge with an open view over other similar residences. Electric storage heater and a TV point.

### Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units, featuring granite-style worktops and incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine.

### Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with a shower over.

### Bedroom 1

A bedroom to the rear with an electric panel heater and a TV point.

### Bedroom 2

A further bedroom to the rear.

### Garden

The property is set amidst communal garden grounds. It shares the front garden with the flat below and has a area of garden ground to the rear.

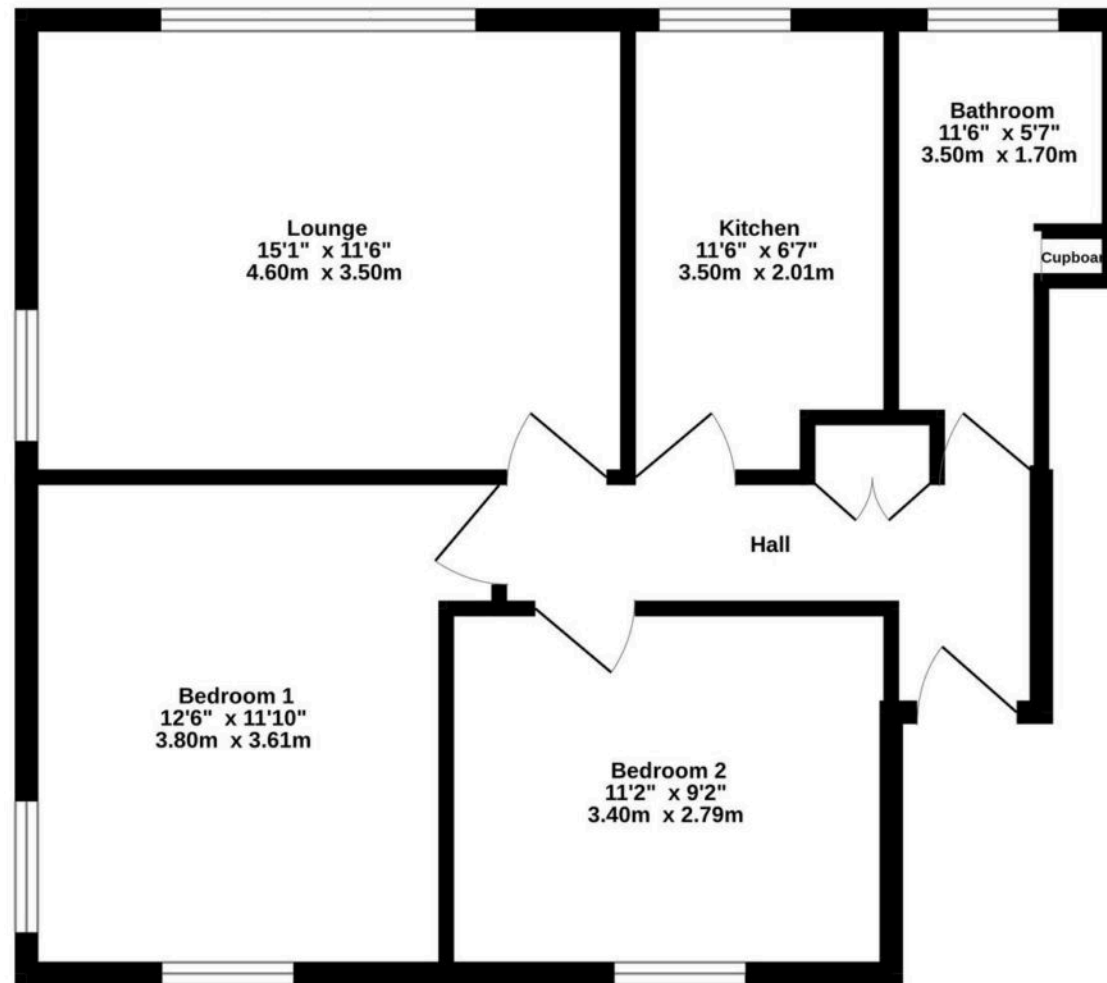
### Allocated parking

#### 1 Parking Space

The property benefits from a designated parking area within the shared car park.



First Floor  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.







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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.