

**A B & A
Matthews**



***39 Bowling Green Road,
Port William,
DG8 9SW***

Offers in the region of £130,000



View from the property

Port William is a charming 18th-century planned fishing village in Dumfries and Galloway, founded in 1770 by Sir William Maxwell of Monreith. Set on the shores of Luce Bay, the village enjoys stunning coastal scenery, sandy beaches and a range of outdoor pursuits including fishing, golf and scenic coastal walks. Renowned for its peaceful rural atmosphere, Port William also boasts a fascinating local heritage, including its historic connections to smuggling and the well-known “Man” statue. The surrounding area offers easy access to unspoilt countryside and abundant wildlife, making it ideal for those seeking a relaxed coastal lifestyle. The village is located approximately 17 miles from the market town of Newton Stewart, where a wider range of amenities can be found, including shops, a leisure centre, secondary schooling and a cinema.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Key Points

- Semi-detached property with uninterrupted views over Luce Bay
- Three well-proportioned bedrooms
- Double glazing and oil-fired central heating
- Easily maintained garden grounds
- Off-road parking and garage
- Presented in walk-in condition

Ground Floor Accommodation

Hall (4.57m x 2.10m)

Entered via a UPVC glazed front door, the welcoming hallway offers built-in shelved storage, an understairs cupboard housing the electricity meters, and a staircase leading to the first floor. Radiator.

Lounge (4.75m x 3.65m)

A bright and inviting reception room enjoying a west-facing aspect with unrestricted views across Luce Bay. The focal point of the room is the attractive Fyfestone fireplace with corner plinths, incorporating an electric fire. Radiator.



Kitchen / Dining Area (4.75m x 2.83m)

With a north-east facing window and direct access to the garden via a UPVC glazed door, this well-appointed kitchen is fitted with a good range of wall and base units, generous worktop space, tiled splashbacks, and an inset composite drainer sink. Integrated appliances include a range cooker with five electric hobs, double oven and grill, with a chimney-style extractor above. Space and plumbing are provided for a washing machine. Radiator.



Bathroom (2.07m x 1.89m)

Finished with full wet-wall panelling, the bathroom is fitted with a white suite comprising WC, countertop wash-hand basin with storage beneath, and a bath with mains shower over. Radiator.

First Floor Accommodation**Landing**

With a north-west facing window, built-in shelved linen cupboard, hatch to the attic, and radiator.

Bedroom 1 (3.90m x 2.56m)

A comfortable double bedroom with north-west facing window, built-in shelved and hanging wardrobe, and radiator.



Bedroom 2 (3.96m x 3.22m)

Another well-proportioned bedroom featuring a north-west facing window, built-in shelved cupboard, and radiator.

Bedroom 3 (3.96m x 3.22m)

Enjoying a north-east facing aspect, this bedroom benefits from a built-in shelved and hanging cupboard and radiator.



Garden

Designed for low-maintenance living, the garden incorporates decking and gravelled areas and enjoys open views across surrounding farmland, creating an excellent space for outdoor entertaining. A concrete driveway offers off-road parking for several vehicles and access to the garage, complemented by a front garden laid to lawn with attractive flowering borders.

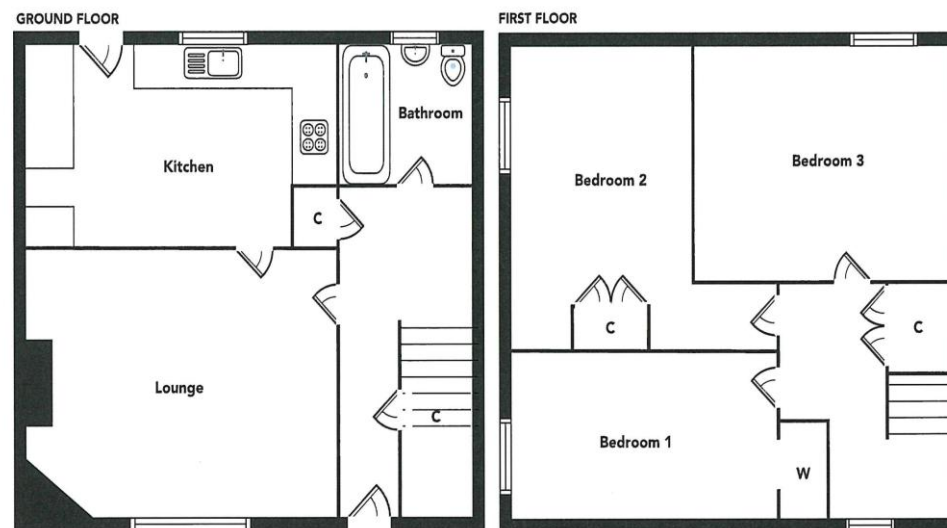
Outbuildings

- **Wooden Garage**
- **Summer House**
- **Greenhouse**

SERVICES

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





Floorplans are indicative only - not to scale
 Produced by Plushplans

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

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.