

**FOR SALE**

**"THE COTTAGE"  
SCHOOL BRAE,  
PORTPATRICK, DG9 8LG**



A detached cottage, circa 1830's, occupying an elevated position within the village and having superb views over the village itself and the North Channel to the Irish coastline. This unique cottage retains great character and charm and is ideally suited for use as a splendid holiday retreat within this ever popular village. In excellent condition throughout with many features to appreciate. Full double glazing, solid fuel central heating and electric heating. The property currently trades as a successful holiday home providing an income of £10,000 pa.

**KITCHEN, BATHROOM, LOUNGE,  
DINING ROOM / 2<sup>ND</sup> BEDROOM,  
BEDROOM, GARDEN, OFF ROAD PARKING**

**GUIDE PRICE: £140,000**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147**

**Fax: 01776 706890**

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## **DESCRIPTION:**

Occupying an elevated position towards the perimeter of the delightful coastal village of Portpatrick, this is a traditional detached cottage style residence which retains great charm and character.

The property is in excellent condition throughout with many features to appreciate within. There is also scope for extension to the side should this be required.

The outlook from the property is outstanding and takes in views over the village itself and the North Channel to the Irish coastline. The property is set within its own area of easily maintained garden ground with the added benefit of off road parking.

The property is of traditional construction under a slate roof and is situated adjacent to other private residences of varying style and the village primary school.

The village is located in the very south west corner of Scotland and has long been a great favourite of visitors from all over the country as well as Ireland. The central feature is the charming harbour and the promenade, with its array of restaurants, hotels and craft shops. Leisure pursuits abound in the area and include tennis courts, sailing, fishing and excellent golf courses. There is also access to a superb rugged coastline, magnificent beaches and walking on the Southern Upland Way, which in fact commences within the village.

Local amenities also include general store/PO, church and primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 8 miles distant.

### **KITCHEN: (Approx 2.9m – 1.4m)**

Access to the property is by way of a side door leading to the kitchen which has been fitted with a range of floor and wall mounted units in a beech design. Stainless steel sink unit with mixer, electric cooker point, tiled floor, ceramic tile splash backs and built in meter cupboard.



### **LOUNGE: (Approx 4.4m – 3.6m)**

A most comfortable lounge with window to the front looking towards the village and North Channel. There is a brick fire surround housing a wood burning stove which provides hot water for the central heating system. Electric storage heater, TV point and access to the attic.



**DINING ROOM / 2<sup>ND</sup> BEDROOM:**  
**(Approx 4.4m – 2.7m)**

Depending upon requirements, this can be either a dining room or a second bedroom. CH radiator and electric storage heater.



**INNER HALL:**

The inner hallway provides access to the bathroom. Window to the side and built in cupboard with plumbing for an automatic washing machine.

**BEDROOM: (Approx 4.2m – 3.3m)**

The main bedroom has windows to front and to side having great views to the village and waters of the North Channel.



**BATHROOM: (Approx 2.5m – 1.6m)**

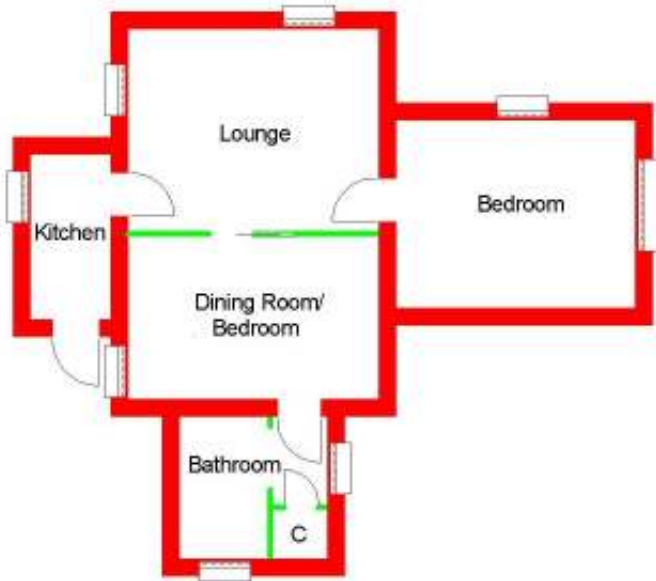
The bathroom has been fitted with a three piece coloured suite comprising WHB, WC and Bath with wooden side panel. There is an electric shower in place over the fully tiled bath with shower screen. CH radiator, wall light and two spotlights.



**GARDENS:**

The property is set within its own area of garden ground. To the front there is a drive in and lawned area. The rear comprises a small lawn and coal bunker.





Sketch plan for illustrative purposes only

**ENTRY: Negotiable**

**VIEWING:** By appt with **S.W.P.C**

**DETAILS PREPARED: 04/06/2015**

**GENERAL:** All carpets and blinds are included in the sale price.

**RATEABLE VALUE:** £600

**SERVICES:**

Mains electricity, water and drainage. EPC = F

**OFFERS:**

All offers for the above property should be made in writing to

**South West Property Centre, Charlotte Street,  
Stranraer, DG9 7ED.**

**Telephone (01776) 706147 Fax: (01776) 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.