

**FOR SALE**

## 1A COASTGUARD HOUSES, PORTPATRICK, DG9 8TF



An opportunity to acquire two residences which benefit from outstanding views over the North Channel to the Irish coastline beyond. One of the properties has been finished to the highest of standards and provides well-proportioned accommodation over one level, the other, is an end-of terrace villa which will require a programme of renovation. Set within their own area of garden ground with the added benefit of off-road parking. Ideally suited to those in search of holiday accommodation or as an investment opportunity.

### **PROPERTY - 1**

**PORCH, LOUNGE/KITCHEN, UTILITY PORCH,  
BATHROOM, BEDROOM, GARDEN**

### **PROPERTY - 2**

**KITCHEN, LOUNGE, BEDROOM, BATHROOM, GARDEN**

**PRICE: Offers over £175,000 for both properties**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
Letting Service

Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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



## DESCRIPTION:

Occupying an elevated position on the upper fringe of the delightful coastal village of Portpatrick, this is an opportunity to acquire two residential properties which benefit from wonderful views over the North Channel to the Irish coastline beyond.

Property – 1: Is laid out over one level and provides spacious accommodation which has been finished to the highest of standards indeed. In excellent condition throughout the property benefits from a splendid oak kitchen, the use of oak flooring, vaulted lounge ceiling, delightful bathroom, attractive internal woodwork, uPVC double glazing and oil-fired central heating. Property 2: is laid out over 2 levels and is a blank canvas for the next owner to put their stamp on.

Both properties are of traditional construction under slate roofs and are set with their own garden ground with the added benefit of off-road parking.

The village of Portpatrick has long been a great favourite in this part of the south west corner and it provides a range of attractions including great golfing facilities, splendid hotels, and restaurants, walking on the Southern Upland Way, lovely sandy beaches within easy reach and some great scenery. Local amenities include general store/P.O, church, sporting facilities and primary school. All major amenities are located within the town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is a transport service available to the town on a regular basis.

## VIEW IMAGES



## PROPERTY 1:

### ENTRANCE PORCH:

The porch is accessed by way of double wooden storm doors. Double glazed interior doors to the hallway.

### HALLWAY:

The hallway provides access to all of the accommodation. Oak flooring and CH radiator.



### LOUNGE/DINING AREA:

A spacious main reception room to the front capitalising on the views to the North Channel. Oak flooring, vaulted ceiling, wall lights, 2 CH radiators, and TV point.





### KITCHEN:

The kitchen is fitted with a full range of oak floor and wall mounted units with granite style worktops incorporating a stainless-steel bowl sink & drainer. There is a ceramic hob, extractor hood, built-in oven, and integrated fridge. Breakfast bar, oak flooring, and CH radiator.



[Further kitchen images](#)



### UTILITY PORCH:

A most useful utility porch with plumbing for an automatic washing machine. The oil-fired central heating boiler is located here.

### BATHROOM:

The spacious bathroom is fitted with a 3-piece suite in white comprising WHB, WC and bath with mixer tap/shower head. There is also a large full tiled shower cubicle. Heated towel rail.



[Further bathroom image](#)



### BEDROOM:

A double aspect bedroom to the rear with fitted wardrobes and CH radiator.





## Exterior image

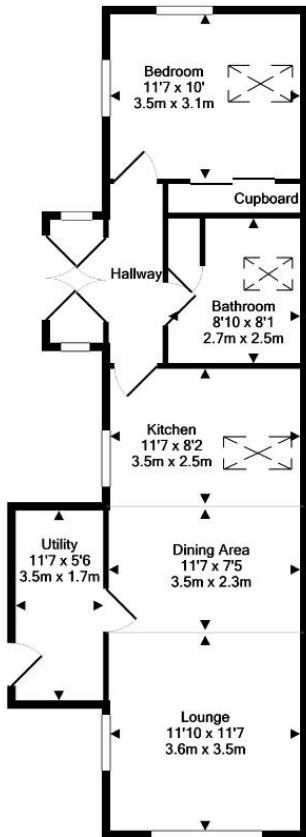


## PROPERTY 2:

### LOUNGE:



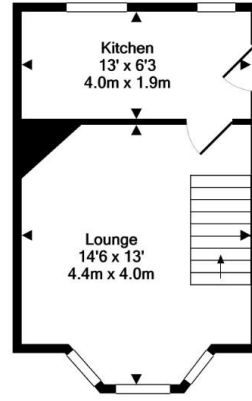
### KITCHEN:



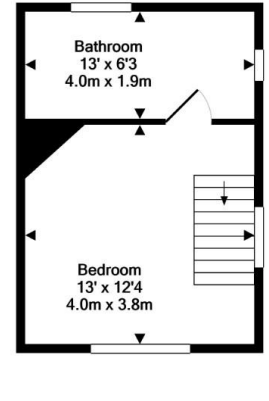
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021



## BEDROOM:



Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021



## BATHROOM:



**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 28/06/2024

**COUNCIL TAX:** Band 'A'

**SERVICES:**

Mains electricity, water, and drainage. Oil tank.  
EPC = D (for the bungalow)

**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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**