

**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 around £169,995 for both properties**



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DG9 7ED

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## 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

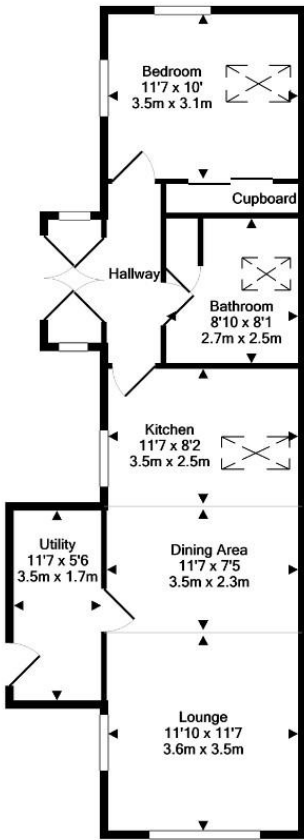


## PROPERTY 2:

### LOUNGE:

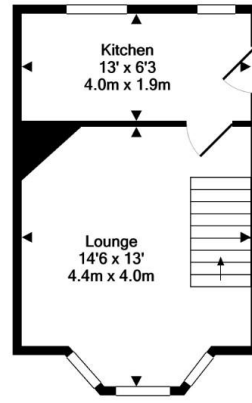


### KITCHEN:

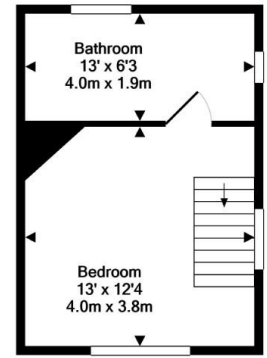


Measurements are approximate. Not to scale. Illustrative purposes only  
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## BEDROOM:



Ground Floor



1st Floor

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## 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  
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