

FOR SALE

**No3 COLFIN COTTAGES,
BOGSIDE, PORTPATRICK, DG9 9AF**



An opportunity to acquire a country residence located within reach of the popular coastal village of Portpatrick and which is set amidst a courtyard of other similar cottages. The cottage benefits from a 'dining' kitchen, bright décor, some new floor coverings, uPVC double glazing, and gas fired central heating. Small area of patio garden with unrestricted access to off road parking.

**PORCH, KITCHEN, LOUNGE, BATHROOM,
2 BEDROOMS, SMALL GARDEN,
OFF ROAD PARKING**

PRICE: Offers over £115,000 are invited



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



DESCRIPTION:

Occupying a rural location within easy reach of the ever popular coastal village of Portpatrick, this is a delightful cottage forming part of a courtyard of similar style residential properties.

In excellent condition throughout the property benefits from a contemporary kitchen, bright décor, some new floor coverings, uPVC double glazing, and gas fired central heating.

The cottage has a small area of easily maintained garden ground with views over open farmland.

The village of Portpatrick is some 4 miles distant and provides local amenities including general store/P.O, an array of craft shops, all weather tennis courts, primary school, church and numerous excellent restaurants and hotels. The village focal point is of course the delightful harbour and promenade. It also marks the beginning of the Southern Upland Way. Other attractions include great golf courses closeby, rugged coastline and wonderful sandy beaches closeby.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer approximately 6 distant.

HALLWAY:

The property is accessed by way of a uPVC storm door.



LOUNGE:

A main lounge overlooking the garden ground to farmland beyond. There is a wooden fire surround with an electric fire. CH radiator and TV point.



KITCHEN:

The kitchen is fitted with a range of contemporary design floor and wall mounted units in grey with granite style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, under-counter fridge, and automatic washing machine. The gas fired central heating boiler is located in the kitchen. Breakfast bar.



BATHROOM:

The bathroom is fitted with a 3-piece suite comprising a WHB, WC and bath. There is an electric shower in place over the bath. Heated towel rail.



BEDROOM 1:

A bedroom to the rear with built-in cupboard and CH radiator.



BEDROOM 2:

A further bedroom to the rear. CH radiator.

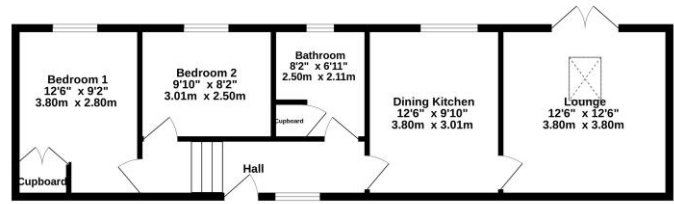


GARDEN:

The property has a small area of patio garden ground with unrestricted access to off road parking and a small area of lawn.



Ground Floor
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq ft. (56.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac 2022

ENTRY: Negotiable

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

DETAILS PREPARED: 21/09/2022

Amended 13/04/2023

COUNCIL TAX: Band 'B'

GENERAL:

All flooring and kitchen appliances are included in the sale price.

SERVICES:

Mains electricity & water. Drainage to a shared septic tank. LPG for gas central heating. EPC = E

OFFERS:

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

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

Tel: (01776) 706147 Fax: (01776) 706890

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.