

**FOR SALE**

**"AILSA"  
MAIN STREET,  
PORTPATRICK, DG9 8JJ**



An opportunity arises to acquire an immaculately presented, well-proportioned first floor which is located within the heart of the village, only a short walk from the promenade. In excellent condition throughout having recently been fully remodelled to include a new contemporary kitchen, splendid en-suites, new internal woodwork, new electric heating, bright décor, and new uPVC double glazing.

**HALLWAY, LOUNGE/DINING ROOM, KITCHEN,  
2 BEDROOMS (BOTH EN-SUITE)**

**GUIDE PRICE: £175,000**

On receipt of an acceptable offer, the vendor may look at covering any ADS payable on a second home purchase.



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 a central location within the heart of the ever popular coastal village of Portpatrick, this is a first floor flat which provides spacious family accommodation.

The immaculately presented property is in excellent condition throughout having been fully remodelled to include a contemporary kitchen, delightful en-suites, bright décor, new internal woodwork, re-wire, new electric heating, and new uPVC double glazing.

It is situated adjacent to other residential and commercial properties of varying design. To the front there is a rooftop view to the promenade and North Channel beyond.

The village of Portpatrick with its charming harbour and sea front promenade, provides local amenities including general store, post office, church, primary school, craft shops and a range of excellent hotels and restaurants. All major amenities such as supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in the town of Stranraer some 8 miles distant. There is a town and school transport service available from the village.

Outdoor pursuits are numerous within the village and surrounding area and include water sports, sailing, excellent golf courses, lovely sandy beaches and a rugged coastline.



## HALLWAY:

A communal stairway provides access to the property hallway.



## LOUNGE:

A most spacious room to the front with splendid views over the village and the North Channel. Wall mounted TV point and electric panel heaters.





### KITCHEN:

A kitchen laid out in an open plan basis with the hallway. Fitted with floor and wall mounted units incorporating a stainless-steel sink.



### BEDROOM 1:

A bedroom to the side with electric panel heater.



### EN-SUITE:

A spacious en-suite comprising a WHB, WC and large low threshold shower cubicle with a mains shower. Recessed lighting and heated towel rail.



### BEDROOM 2:

A further bedroom to the side with electric panel heater.

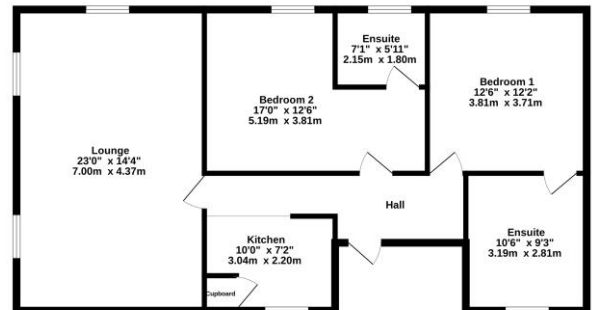


### EN-SUITE:

An en-suite comprising a WHB, WC and large low threshold shower cubicle with a mains shower. Recessed lighting and heated towel rail.



Ground Floor  
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.  
Measurements are approximate. Not to scale. (Supplier prices only.  
Made with Arcplan 2022)

ENTRY: Negotiable

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

DETAILS PREPARED: 30/11/2023

RATEABLE VALUE: £2,800

**SERVICES:**

Mains electricity, water, and drainage. EPC = TBC

**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

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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.