

**FOR SALE**

**2 CASTLEVIEW,  
CASTLEBAY RESIDENTIAL  
& HOLIDAY PARK,  
PORTPATRICK, DG9 9AH**



An opportunity arises to acquire a splendid, detached, chalet style holiday home, situated within a popular 12-month season holiday park, located only a short walk from the upper fringe of the village of Portpatrick on Scotland's south west coastline. The property is in immaculate condition throughout and displays a range of pleasing features. Ideally suited to those in search of a pet friendly, holiday retreat.

**HALLWAY, LOUNGE/DINING ROOM, KITCHEN,  
UTILITY ROOM, SHOWER ROOM, 2 BEDROOMS  
(1 EN-SUITE), GARDEN, OFF ROAD PARKING**

**GUIDE PRICE: £67,500**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147**

**Fax: 01776 706890**

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## DESCRIPTION:

Occupying a pleasant location within Castlebay Holiday & Residential Park, only a short distance from the upper fringe of the delightful coastal village of Portpatrick, this is a superbly presented chalet holiday home that displays a full range of most attractive features. It is in excellent condition throughout and benefits from having most comfortable, bright and well-appointed accommodation, splendid fitted kitchen, modern shower room, en-suite bedroom, tasteful décor, uPVC double glazing and full gas fired central heating.

The property is of mobile home style construction under a pitched felt roof and is situated adjacent to other units of similar style. The pet friendly site is kept in excellent condition throughout and benefits from a well-stocked general store. The Galloway Bar & Restaurant is only a short walk away.

The village of Portpatrick 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.

Viewing of this splendid mobile home is to be thoroughly recommended.

## HALLWAY:

The property is accessed by way of a uPVC storm door. CH radiator and built-in storage cupboard.

## LOUNGE: (Approx 4.61m at the widest – 4.4m)

The lounge is a most comfortable room to the front with a modern fire surround housing an electric fire. Wall mounted TV point and 2 CH radiators.



## Further lounge image



## DINING ROOM: (Approx 2.95m – 2.7m)

Located off the main lounge with CH radiator.



## KITCHEN: (Approx 2.86m - 3.64m)

The kitchen is fitted with an excellent range of cream floor and wall mounted units with butcher block style worktops incorporating a stainless steel one and a half bowl sink with mixer. There is a 4-ring gas hob, extractor hood, built-in double oven, integrated dishwasher and integrated fridge/freezer. CH radiator.



**UTILITY ROOM: (Approx 1.8m – 1.8m)**

Fitted with a cream floor unit incorporating a stainless-steel sink with mixer. Plumbing for an automatic washing machine. CH radiator. There is a built-in storage cupboard housing the Worcester gas fired central heating boiler.



**BEDROOM 2: (Approx 2.3m – 4.4m at the longest)**

A bedroom with built-in furniture and CH radiator.



**BEDROOM 1: (Approx 2.86m – 4.6m at the longest)**

A bedroom with built-in wardrobes and CH radiator.



**SHOWER ROOM: (Approx 1.8m – 2m)**

The shower room is fitted with a WHB, WC and fully tiled shower cubicle housing a mains shower. CH radiator and extractor fan.



## GARDENS:

To the side there is an area of easily maintained garden ground which the owner has the use off. There is also an area of off-road parking to the front.



ENTRY: Negotiable

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

DETAILS PREPARED: 31/05/2024

## SERVICES:

Mains electricity, water, drainage, telephone & Wi-Fi. LPG gas for heating and cooking. A ground rent of £2350 is currently payable.

## GENERAL:

All floor coverings, blinds and integrated kitchen appliances are included in the sale price.

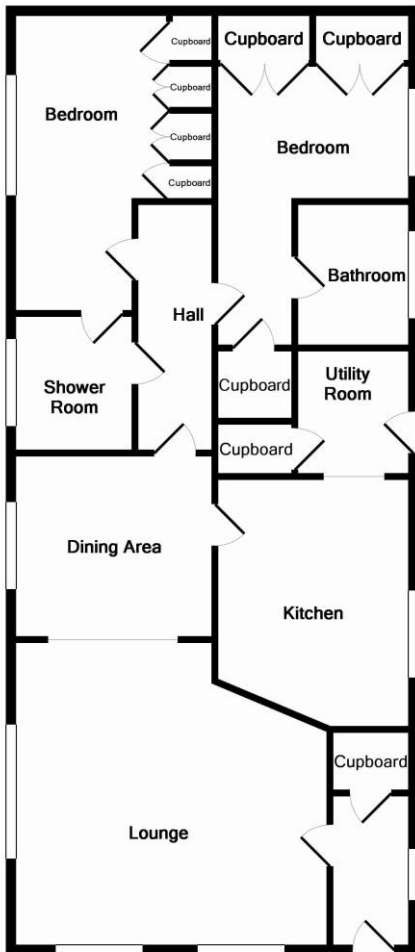
## OFFERS:

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)



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