

**FOR SALE**

2 MILLFIELD ROAD,  
PORTPATRICK, DG9 8UB



An immaculately presented detached bungalow occupying an elevated position within a prestigious residential development towards the village perimeter. Set amidst a very well stocked and well maintained, generous garden, the property provides first class family accommodation over one floor. Excellent condition throughout with a range of pleasing features to appreciate including a contemporary kitchen, splendid sun lounge, modern shower room, en-suite master bedroom, electric heating with solar panels and uPVC double glazing. The solar panels produce an income of approximately £900 pa.

**ENTRANCE PORCH, HALLWAY, LOUNGE, 'DINING'  
KITCHEN, SUN LOUNGE, SHOWER ROOM, 2 BEDROOMS  
(1 EN-SUITE), GARAGE, GARDEN**

**PRICE: Offers over £180,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

Occupying a pleasant elevated position within a prestigious and much sought after residential development towards the perimeter of the village, this is an immaculately presented detached bungalow that provides well-proportioned accommodation over one level.

Of traditional construction under a tile roof, the property benefits from a contemporary 'dining' kitchen, modern shower room, attractive internal woodwork, en-suite master bedroom, delightful sun lounge to the rear, electric heating with solar panels, uPVC double glazing and uPVC fascias/guttering.

It is set within its own area of fully landscaped, well stocked garden ground with the added benefit of ample off-road parking for multiple vehicles.

Local amenities within the village include primary school, church, general stores, P.O, hotels and a first class range of restaurants. The focal point of this delightful coastal village is of course the charming harbour and promenade which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvellous sandy beaches closeby and the area abounds with a range of outdoor pursuits including wonderful golf courses, sailing and walking on the Southern Upland Way which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer some 8 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

## LOUNGE:

A well-proportioned main lounge to the front. Electric radiator and TV point.



## ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door with side panel. Glazed interior door with side panel to the hallway.

## HALLWAY:

The wide and welcoming hallway provides access to the accommodation. Electric radiator, telephone point and access to the loft.



## 'DINING' KITCHEN:

The kitchen is fitted with an extensive range of contemporary floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and American style fridge/freezer. Recessed spotlights and electric radiator.



Further kitchen images



**UTILITY ROOM:**  
Fitted with a storage cupboard, automatic washing machine and tumble dryer.



**SHOWER ROOM:**

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Recessed spotlights and electric radiator.



**BEDROOM 1:**

A bedroom to the front with electric radiator.



**EN-SUITE:**

A fully tiled wet room fitted with a WHB, WC and electric shower.



**GARAGE:**

A detached garage to the side with up & over door to the front, side service door, power and light.



**BEDROOM 2:**

A bedroom to the side with electric radiator and sliding patio doors leading to a sun lounge.



**GARDEN:**

The property is set within its own area fully landscaped garden ground. The front is laid out to lawn with shrub borders. There is a gravel driveway to the side with ample off-road parking. The enclosed, terraced rear garden is comprised of paved patios, gravel border mature shrubs and trees. The greenhouse is included in the sale.



**SUN LOUNGE:**

This is a splendid sun lounge to the rear overlooking the garden ground. Sliding patio doors leading to the rear garden.





**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 02/08/2024

**COUNCIL TAX:** Band 'E'

**GENERAL:**

All floor coverings, blinds, curtains, integrated kitchen appliances, American fridge/freezer, washing machine, tumble dryer are included in the sale price.

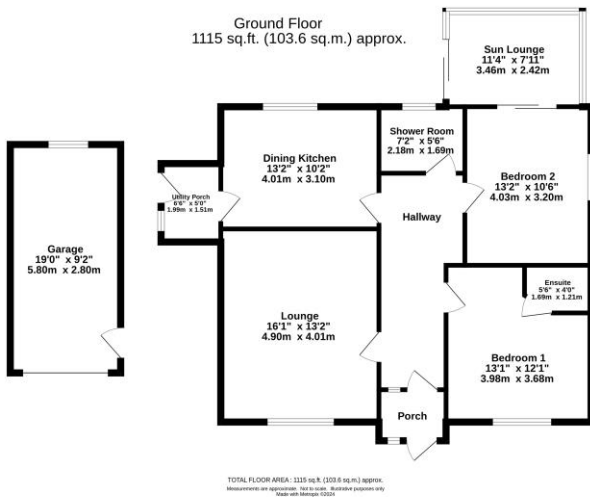
**SERVICES:**

Mains electricity, water, and drainage.  
EPC = C

**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](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.