

FOR SALE

**"SOUTH BEACH",
4 DUNSKEY STREET,
PORTPATRICK, DG9 8JS**



The opportunity has arisen to acquire a delightful residence of traditional construction, occupying a splendid location only a few yards from the seafront of the ever-popular coastal village of Portpatrick. There are wonderful views over the waters of the North Channel to the Irish coastline from this delightful home. The property has recently undergone a programme of modernisation to include a splendid 'dining' kitchen, luxury bathroom, some new CH radiators, new internal doors, new fitted flooring and tasteful internal décor. The enclosed garden has been fully landscaped to include a raised deck and new porcelain paving. There is room for off-road parking. This attractive property will make a comfortable family home or is equally suited for use as a holiday home. Full oil-fired CH and full uPVC double glazing.

**PORCH, HALLWAY, LOUNGE/DINING ROOM, SUN
LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS, WC,
GARDEN**

GUIDE PRICE: £315,000



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
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DESCRIPTION:

Occupying an excellent location only a stone's throw from the seafront of the ever popular coastal village of Portpatrick and within easy walking distance of all local village amenities, this is an immaculately residence which provides comfortable and bright accommodation over two floors. The property would be very well suited to family living or for use as holiday home/holiday let.

From the property there are views over the waters of the North Channel to the Irish coastline.

To the rear there is a elevated area of wooden decking within newly paved courtyard garden.

Of traditional construction under a tile & fibre glass roof, the property benefits from a new 'dining' kitchen, new luxury bathroom, new fitted flooring, some new CH radiators, new internal doors and tasteful décor.

Oil fired central heating and uPVC double glazing.

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 ferry port town of Stranraer some 8 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Seldom does the opportunity arise to acquire such a unique property within the heart of this ever popular village.

ENTRANCE PORCH: (Approx 1.5m – 0.87m)

A new composite storm door provides the access to the pine panelled porch. Glazed interior door to the hallway and built-in cupboard housing the electric meter and fuseboard.

HALLWAY:

The main hallway provides the access to all downstairs accommodation and to the carved wood staircase. Built-in storage cupboard with cottage style door, vertical CH radiator, telephone point, smoke alarm and central heating thermostat.



LOUNGE: (Approx 2.93m – 4.88m)

A spacious main lounge with windows to the front and side. Wooden fire surround housing an electric fire and built-in glazed display cabinet with cupboard below. TV point.



SUN LOUNGE: (Approx 3.93m – 2.61m)

Laid out in an open plan basis with the main lounge this is a well-proportioned sun lounge. There are sliding patio doors with glazed side panels overlooking the wooden decking and onto the waters of the North Channel. Wall lighting and window to the side.



'DINING' KITCHEN: (Approx 3.55m at the widest – 5.98m at the longest)

The kitchen has recently been fitted with a range of floor and wall mounted units in a shaker design with quartz worktops incorporating a Belfast sink with swan neck mixer. There is an extractor hood, integrated "Neff" oven, integrated fridge/freezer, integrated dishwasher, integrated wine cooler and kitchen island.



[Further kitchen image](#)



BATHROOM: (Approx 2.16m – 2.75m)

The fully tiled bathroom has recently been fitted with a WHB, WC and roll-top bath. There is a large shower cubicle with a mains shower.



LANDING:

The landing provides access to the bedroom accommodation, WC and loft. There is a built-in shelved cupboard and window to the rear.



BEDROOM 1: (Approx 3.05m – 3.57m)

A well-proportioned double bedroom to the rear with fine views over the water. There is a built-in double wardrobe with cottage style doors, CH radiator and TV point.



[Further bedroom 1 images](#)



[View from bedroom](#)



BEDROOM 2: (Approx 1.76m – 4.78m)
A further double bedroom with window to the rear from which there are delightful views over the water. Built-in wardrobes and vertical CH radiator.



[Further bedroom 2 images](#)



WC: (Approx 1.15m – 1.83m)
The fully tiled WC has been fitted with a WHB and WC in white. Extractor fan and recessed spotlights.

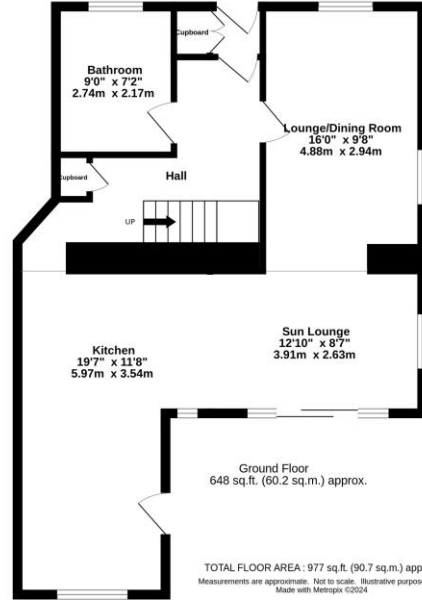
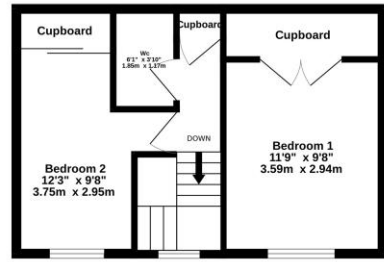


GARDEN:
The property has a walled, courtyard garden to the rear comprising new porcelain paving, raised wooden decking with new composite and glass balustrade and new galvanised double access gates to the rear.

Garden images



1st Floor
329 sq.ft. (30.5 sq.m.) approx.



ENTRY: Negotiable

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

DETAILS PREPARED: 27/09/2024

COUNCIL TAX: Band 'C'

GENERAL:

All fitted flooring and integrated kitchen appliances are included in the sale price. The Rangemaster cooker is available by separate negotiation.

SERVICES:

Mains electricity, water, and drainage. Oil fired CH.
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.
Telephone (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.