



1 South Crescent, Portpatrick

Stranraer, DG9 8JR

Offers Over £220,000 are invited

1 South Crescent

Portpatrick, Stranraer

Local amenities within the village include a primary school, a 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 marvelous sandy beaches close by 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, 9 miles distant and include supermarkets, healthcare, an indoor leisure pool complex, and a secondary school.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Located within the popular seaside village of Portpatrick
- Only a short walk from all village amenities
- Well-proportioned family accommodation over two levels
- Pleasant views over the promenade and harbour
- Fair condition with scope for general renovation
- Easily maintained patio garden ground



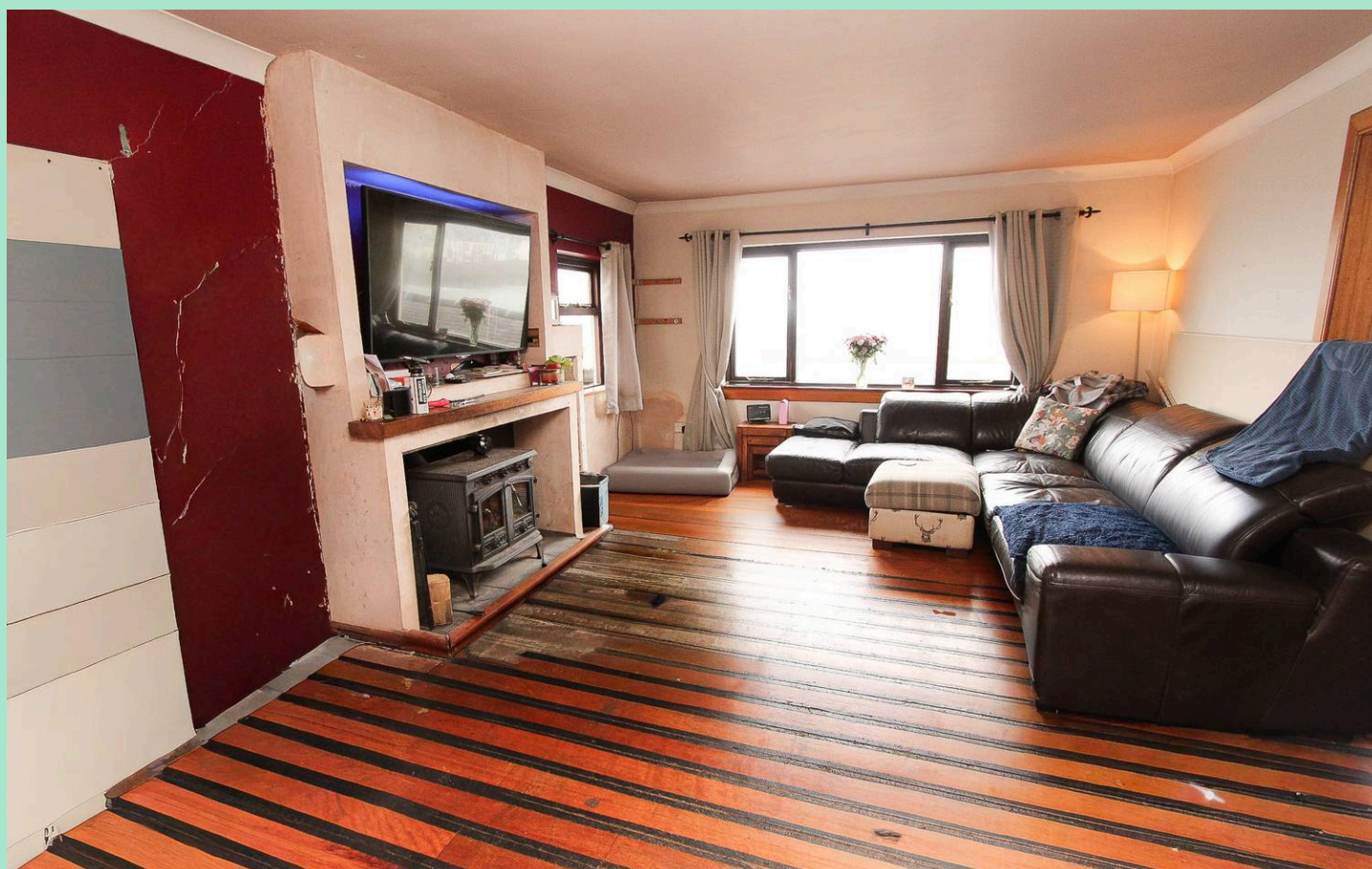
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Portpatrick, Stranraer

Welcome to this three-bedroom detached house, perfectly positioned in the heart of Portpatrick's sought-after seaside village. Just a short stroll from the vibrant promenade, picturesque harbour, and all village amenities, this property offers a wonderful opportunity for family living with a distinctly coastal feel. The home is arranged over two spacious levels, providing well-proportioned accommodation that is both practical and inviting. Inside, you'll find a comfortable living area with delightful views over the promenade and harbour, creating a relaxing backdrop for every-day life. The kitchen and dining spaces are ready for your personal touch, with ample room to modernise and make your own. Each of the three bedrooms offers a peaceful retreat, while the family shower room completes the layout. The property is presented in fair condition, giving you the flexibility to renovate and update to your taste, whether you're looking for a permanent residence or a holiday getaway.

Step outside and you'll discover an easily maintained patio garden ground to the side of the house, fully enclosed for privacy and security.

Whether you're seeking a welcoming family home or a relaxing retreat by the sea, this house in Portpatrick promises comfort, potential, and a truly special setting.



Lounge

A main lounge to the front featuring a wood-burning stove. Hardwood flooring and a TV point.

Kitchen

The kitchen is fitted with a range of antique pine floor and wall-mounted units with cream worktops incorporating a stainless steel sink with a mixer tap. There is an electric cooker point, an extractor hood and plumbing for an automatic washing machine.

Dining Room

A further reception room to the front laid out in an open plan basis with the lounge and kitchen. Hardwood flooring and a CH radiator.

Shower Room

The shower room is fitted with a WHB, WC and a tiled shower cubicle.

Bedroom 1

A double bedroom to the front with built-in storage, laminate flooring and a CH radiator.

En-Suite

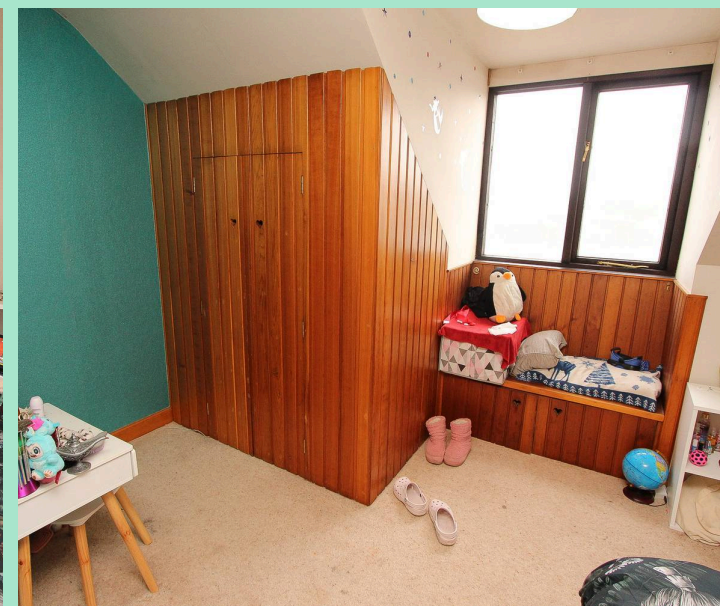
The en-suite is fitted with a WHB, WC and a roll-top bath. There is a tiled shower cubicle, tiled flooring and a CH radiator.

Bedroom 2

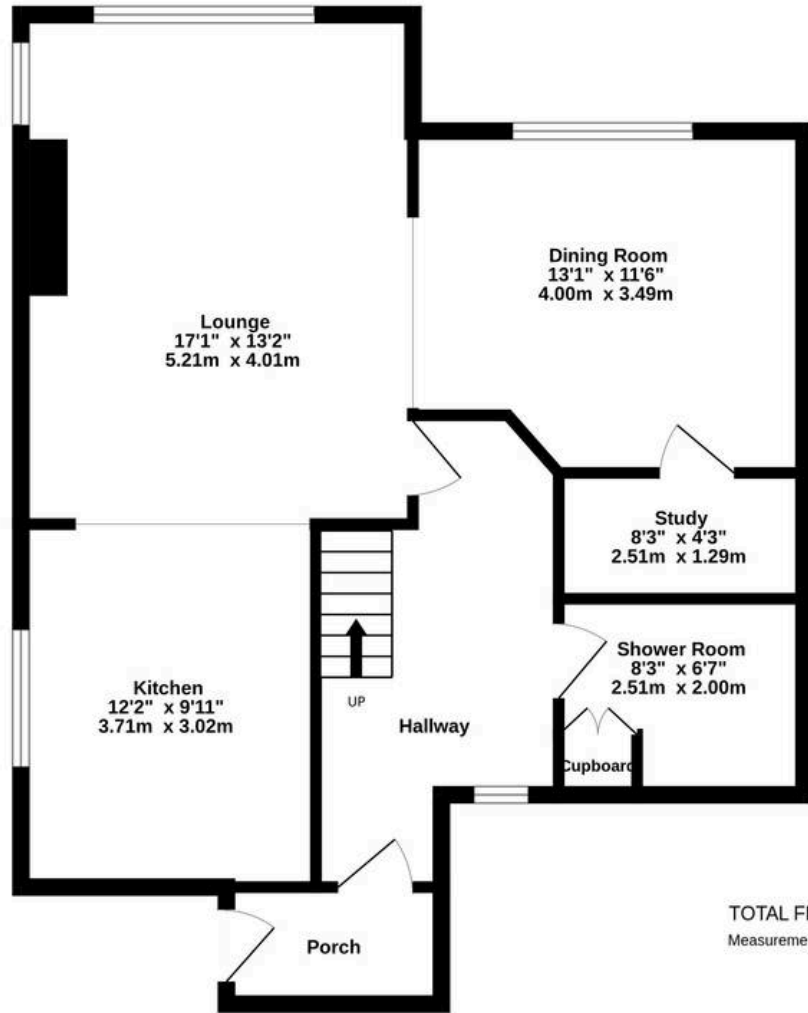
A further bedroom to the front with built-in storage and a CH radiator.

Garden

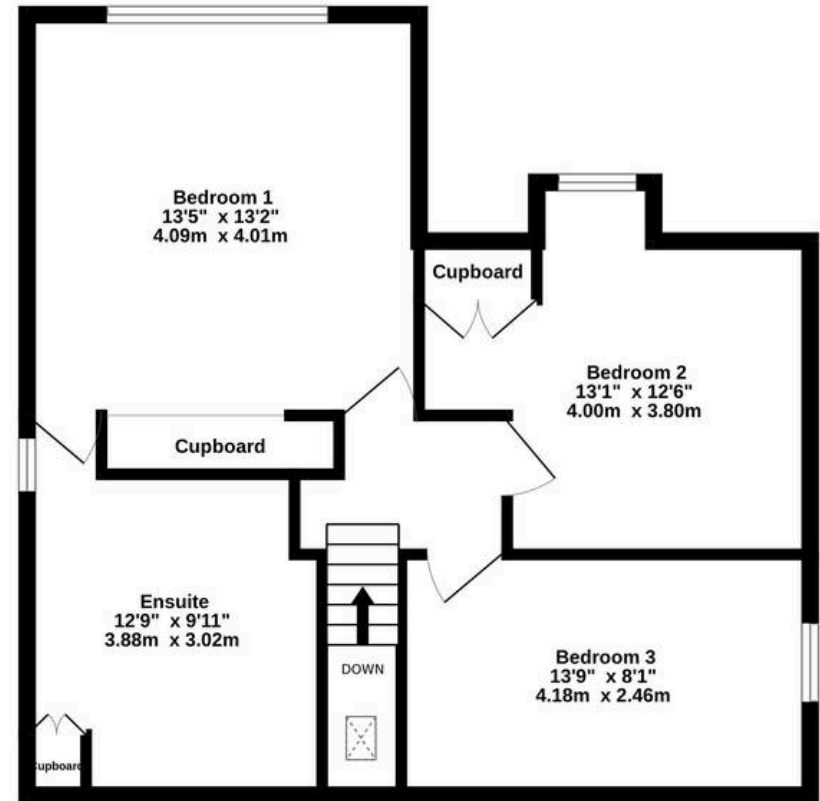
To the side of the property there is an area of enclosed patio garden ground comprising a paved patio, artificial lawn, and a vegetable planter.



Ground Floor
701 sq.ft. (65.2 sq.m.) approx.



1st Floor
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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