



11 Hill Street, Portpatrick

Stranraer, DG9 8JX

PRICE: Offers Over £240,000 are invited.

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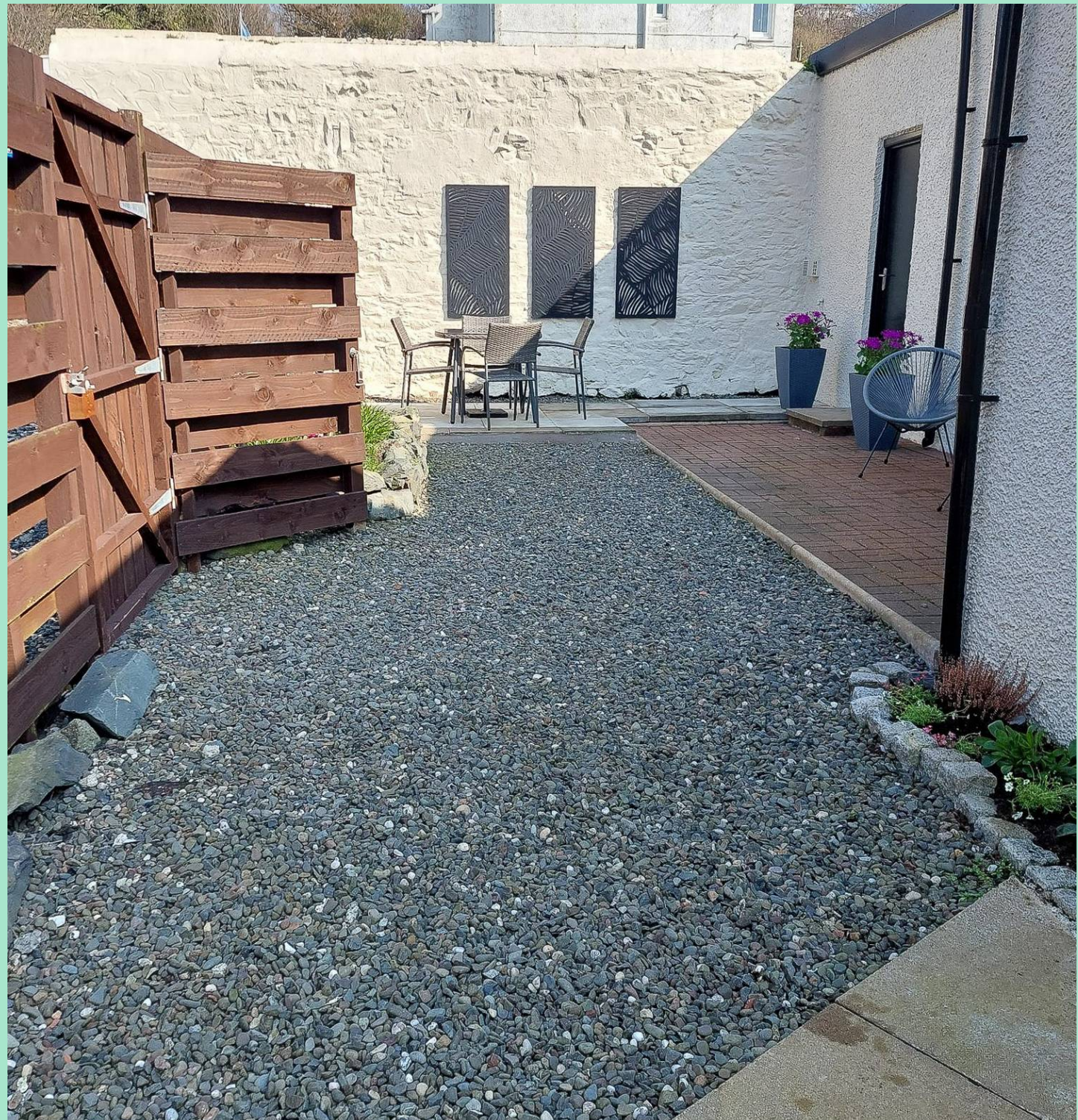
Portpatrick, Stranraer

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: TBD

EPC Energy Efficiency Rating: E

- A detached cottage, fully renovated to the highest of standards
- Located only a short walk from village amenities and the picturesque harbour
- In immaculate condition throughout
- Splendid 'dining' kitchen
- Well-appointed shower room and 1st-floor WC
- Electric heating and uPVC double glazing
- Low maintenance patio garden
- Integral garage
- Currently used as a successful holiday let



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Portpatrick, Stranraer

Nestled just a short stroll from the heart of the village and its picturesque harbour, this exceptional two-bedroom detached cottage presents a rare opportunity to acquire a home of outstanding quality and charm. Having undergone a comprehensive renovation, the property is now offered in immaculate condition throughout, blending timeless character with contemporary comforts. The inviting entrance leads into a splendid lounge and dining kitchen, beautifully finished with tasteful decor and thoughtfully designed to offer both style and practicality. The well-appointed shower room and convenient first-floor WC provide modern convenience, while electric heating and uPVC double glazing ensure a warm environment all year round. Each room is elegantly presented, creating a welcoming atmosphere that is both refined and homely. Currently operating as a successful holiday let, this cottage would equally suit those seeking a full-time residence or a luxurious retreat by the coast, with comfortable accommodation that maximises comfort and functionality.



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To the rear, the property boasts a delightful enclosed patio garden, offering a tranquil space for outdoor relaxation or al fresco dining. The monoblock patio is complemented by gravel and thoughtfully planted flower borders, creating a low-maintenance yet attractive outdoor setting. The integral garage, accessed via folding doors to the front, is equipped with power and light, providing secure parking or additional storage. Practicality is further enhanced by plumbing within the garage for an automatic washing machine, making day-to-day living convenient. This beautifully renovated cottage, with its blend of indoor elegance and appealing outdoor space, truly stands out as a premium offering in a sought-after coastal location.



Sun Porch

A small sun porch overlooking the rear garden. Painted pine panelling and a glazed interior door to the hallway/snug.

Hallway/Snug

The internal hallway/snug provides access to the ground-floor accommodation and the staircase to the first floor. Electric radiator.

Lounge

A double aspect lounge with a wall-mounted electric fire and wall-mounted TV point.

Kitchen / Diner

Laid out on an open-plan basis with the lounge, the kitchen is fitted with a range of floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is an electric hob, extractor fan, a built-in oven and under-counter space for a fridge.

Shower Room

The shower room is fitted with a WHB, WC and a large vinyl-panelled shower cubicle with a mains shower.

Landing

The landing provides access to the bedrooms and a WC.

Bedroom 1

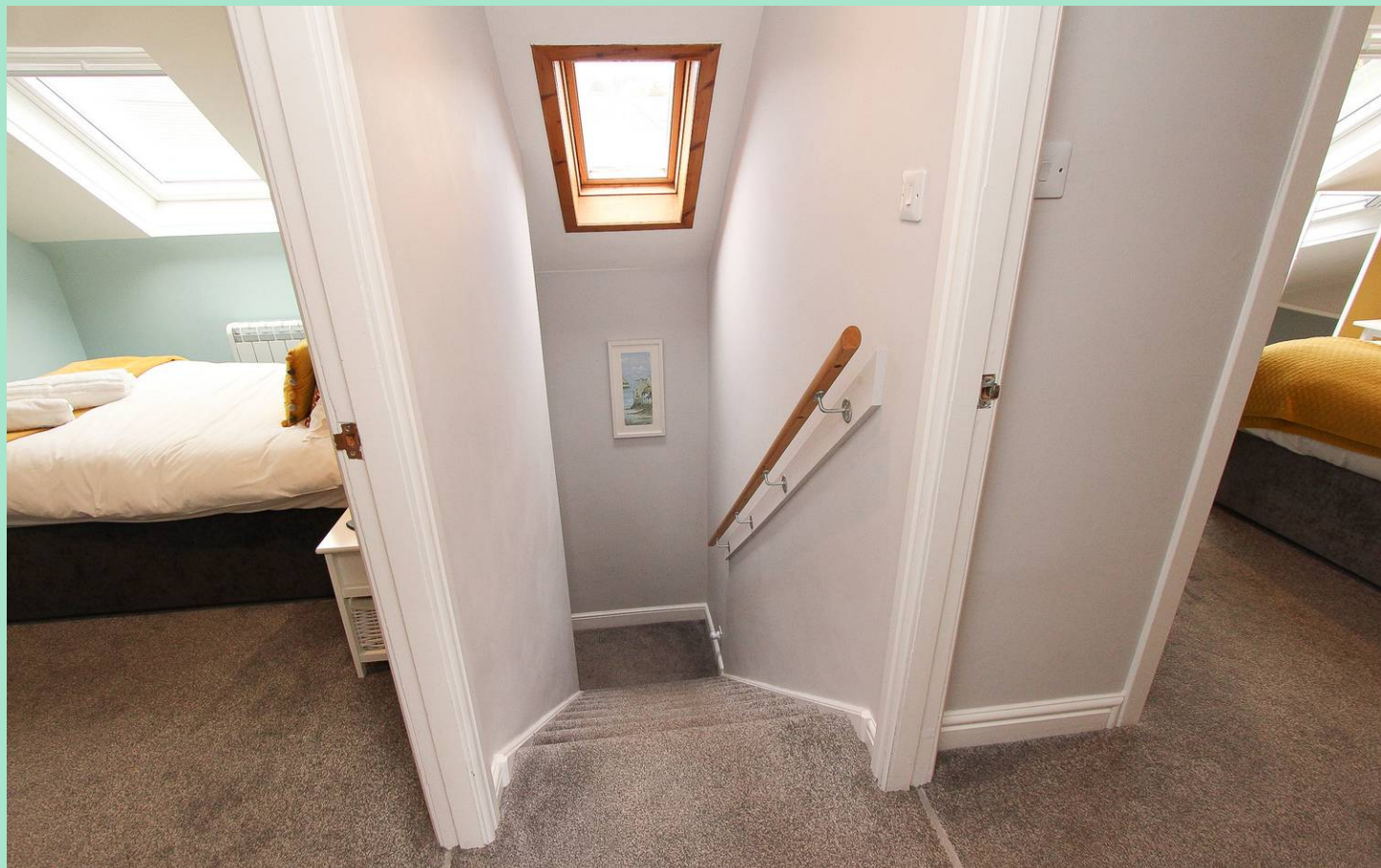
A bedroom with a skylight to the rear. Built-in wardrobes, recessed lighting and an electric radiator.

WC

A 1st-floor WC fitted with a WHB and a WC in white.

Bedroom 2

A further bedroom with a skylight to the rear, a built-in wardrobe and an electric radiator.



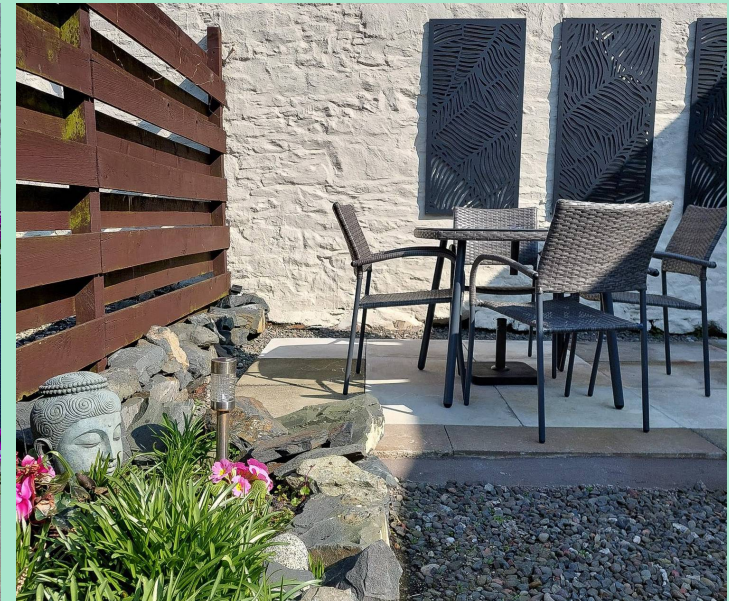
GARDEN

To the rear of the property, there is an area of enclosed patio garden comprised of a monoblock patio with gravel and flower borders.

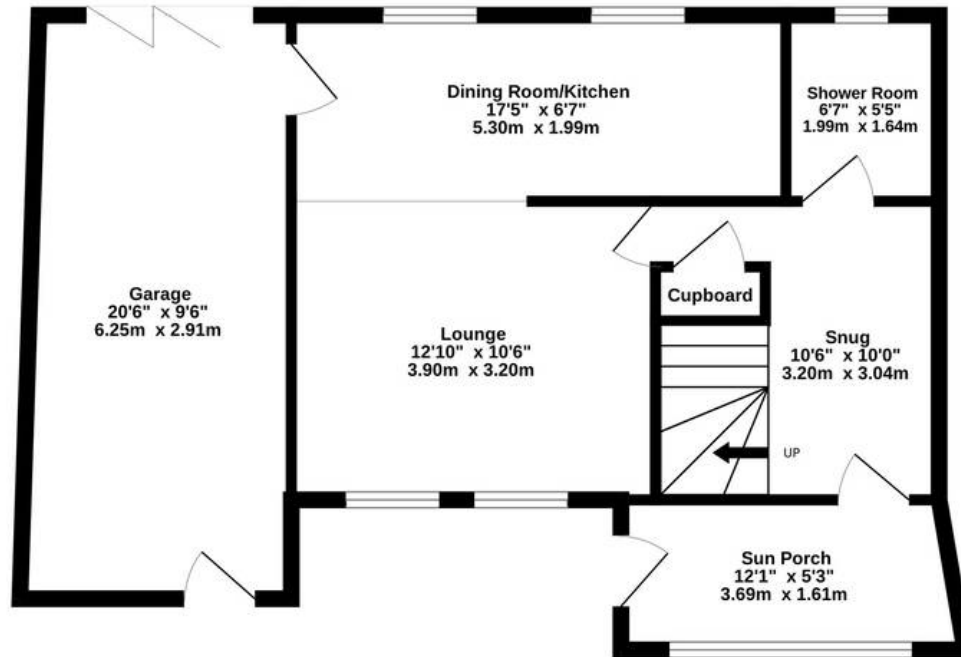
GARAGE

Single Garage

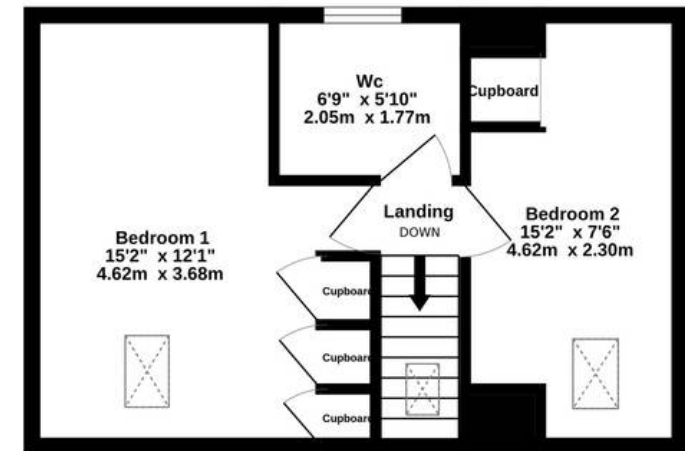
An integral garage with folding doors to the front, power and light. There is plumbing within the garage for an automatic washing machine.



Ground Floor
638 sq.ft. (59.3 sq.m.) approx.



1st Floor
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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