



4a Main Street, Portpatrick

Stranraer, DG9 8JJ

PRICE: Offers Over £175,000 are invited

4a Main Street

Portpatrick, Stranraer

The village of Portpatrick with its charming harbour and sea front promenade, provides local amenities including general store, post office, church, primary school, craft shops and a range of excellent hotels and restaurants. All major amenities such as supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in the town of Stranraer some 8 miles distant. There is a town and school transport service available from the village. Outdoor pursuits are numerous within the village and surrounding area and include water sports, sailing, excellent golf courses, lovely sandy beaches and a rugged coastline.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Located within the popular village of Portpatrick
- Only a stones throw from the promenade
- Generous family accommodation laid out over the first & second floors
- Warm, homely decor throughout the property
- Maple design kitchen
- Delightful 1st floor shower room
- 2nd floor WC
- Electric central heating
- Wood-burning stove
- Shared garden ground to the rear



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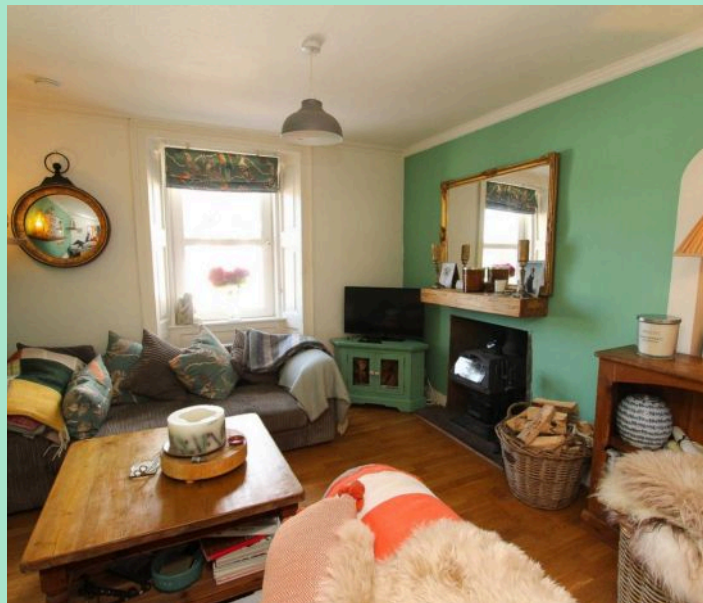
Situated within the charming village of Portpatrick, this charming 4-bedroom flat offers a unique blend of tranquility and coastal living. Just a stone's throw from the inviting promenade, this property presents a rare opportunity to embrace a lifestyle of comfort and convenience in a sought-after location.

Spread across the first and second floors, the generous family accommodation exudes a warm and inviting atmosphere. The homely decor enhances the cosy ambience, creating a pleasant relaxed environment. The heart of the home is the maple design kitchen which is laid out in an open plan basis with the dining room and the main lounge.

Of traditional construction under a shared slate & felt roof the property benefits from a wood-burning stove, delightful 1st floor shower room, 2nd floor WC, uPVC double glazing and electric central heating.

Outside, the shared garden ground to the rear offers a peaceful retreat to unwind and enjoy the outdoors.

Portpatrick's local shops, cafe, restaurants, putting green, play park and bowling green provide the perfect backdrop for leisurely strolls and casual outings, while the proximity to the promenade offers endless opportunities for seaside relaxation and enjoyment.



Hallway

The property is accessed by of a uPVC storm door. Laminate flooring. CH radiator.

Lounge

A main lounge to the front featuring an inset fireplace housing a wood-burning stove. Wooden flooring, CH radiator and TV point.

Dining Room

A further reception room, laid out in an open plan basis with the lounge and the kitchen. Wooden flooring and CH radiator.

Kitchen

The double aspect windows and roof light make this a bright and airy kitchen, which is fitted with a range of maple design floor & wall-mounted units with granite style worktops incorporating a stainless steel sink. There is 5-ring gas hob, extractor hood, integrated double oven, plumbing for a dishwasher, and plumbing for an automatic washing machine.

Sitting Room/Bedroom 2

A sitting room to the rear, which could also be used as a fourth bedroom, if required. CH radiator and TV point.

Shower Room

The well-appointed shower room is fitted with a WHB, WC and large shower cubicle.

Bedroom 1

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

Bedroom 3

A second-floor bedroom to the rear. CH radiator.



Bedroom 4

A further 2nd-floor bedroom to the rear with a built-in cupboard housing the electric central heating system. CH radiator.

WC

Comprising a WHB and WC. Velux window to the front.

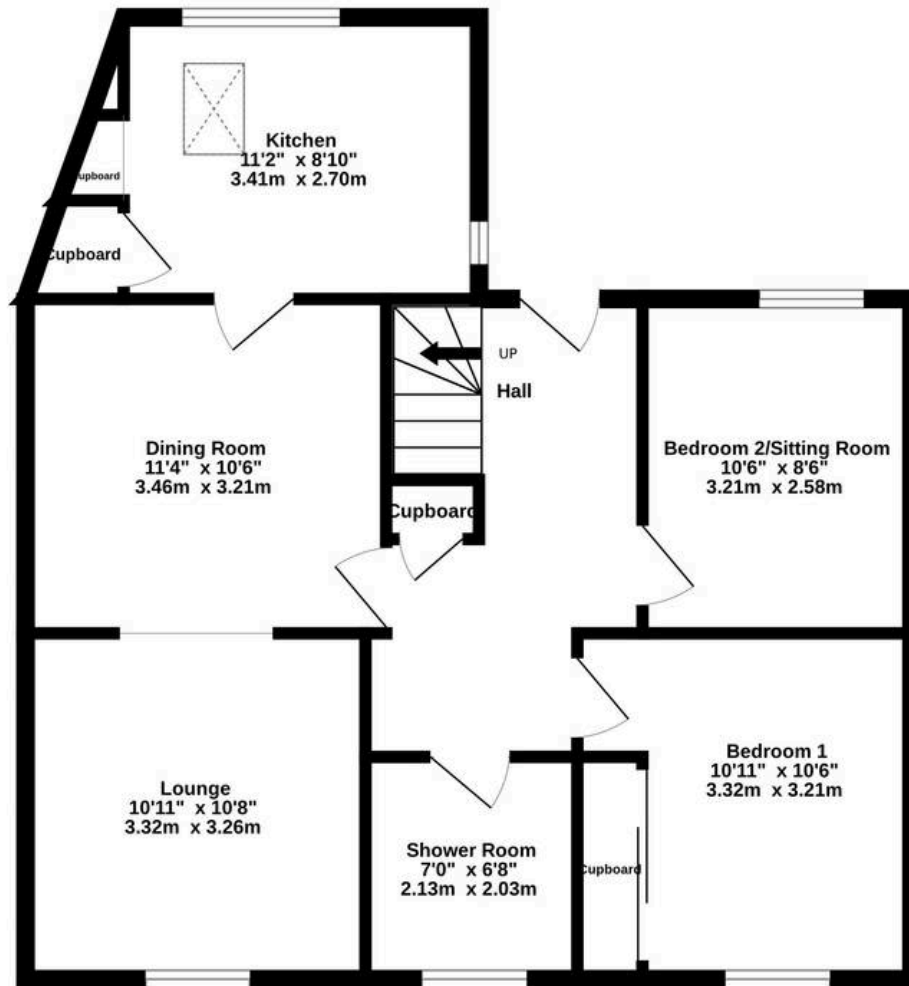
Garden

An enclosed area of garden ground to the rear, shared with the flat below.

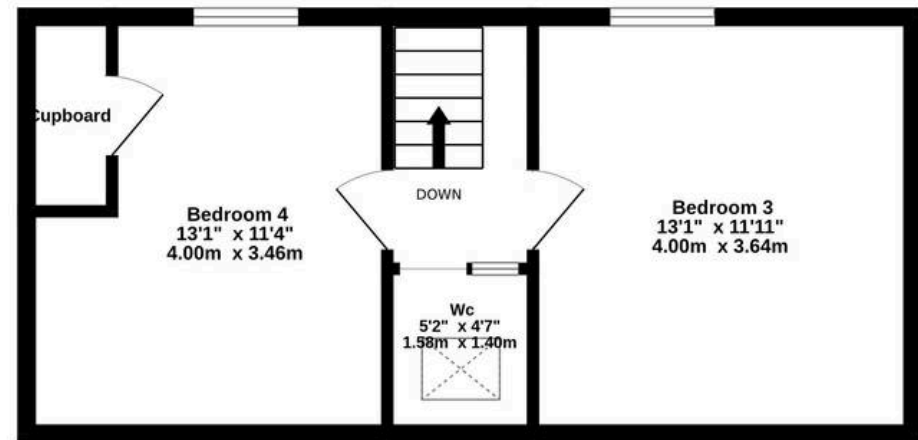
ON STREET



Ground Floor
710 sq.ft. (65.9 sq.m.) approx.



1st Floor
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.