



7c Hill Street, Portpatrick, DG9 8JX

Stranraer

PRICE: Offers Around £70,000 are invited

## 7c Hill Street

Portpatrick, Stranraer

The popular village of Portpatrick on Scotland's South West coastline has long been a favourite with locals and visitors alike. It boasts numerous excellent hotels and restaurants and has as its central feature a charming harbour and promenade. Local amenities within the village include general store, post office, church, all weather sports facility, primary school, bowling green, craft shops and studios and first-class golfing facilities. Portpatrick also marks the start of the southern upland way, popular with walkers and is situated adjacent to rugged coastline and fabulous sandy beaches. All major amenities are to be found in the town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Located within the popular seaside village
- Short walk to the promenade
- Easy access to a variety of restaurants
- First-floor flat
- Electric heating
- Modern double glazing



## 7c Hill Street

Portpatrick, Stranraer

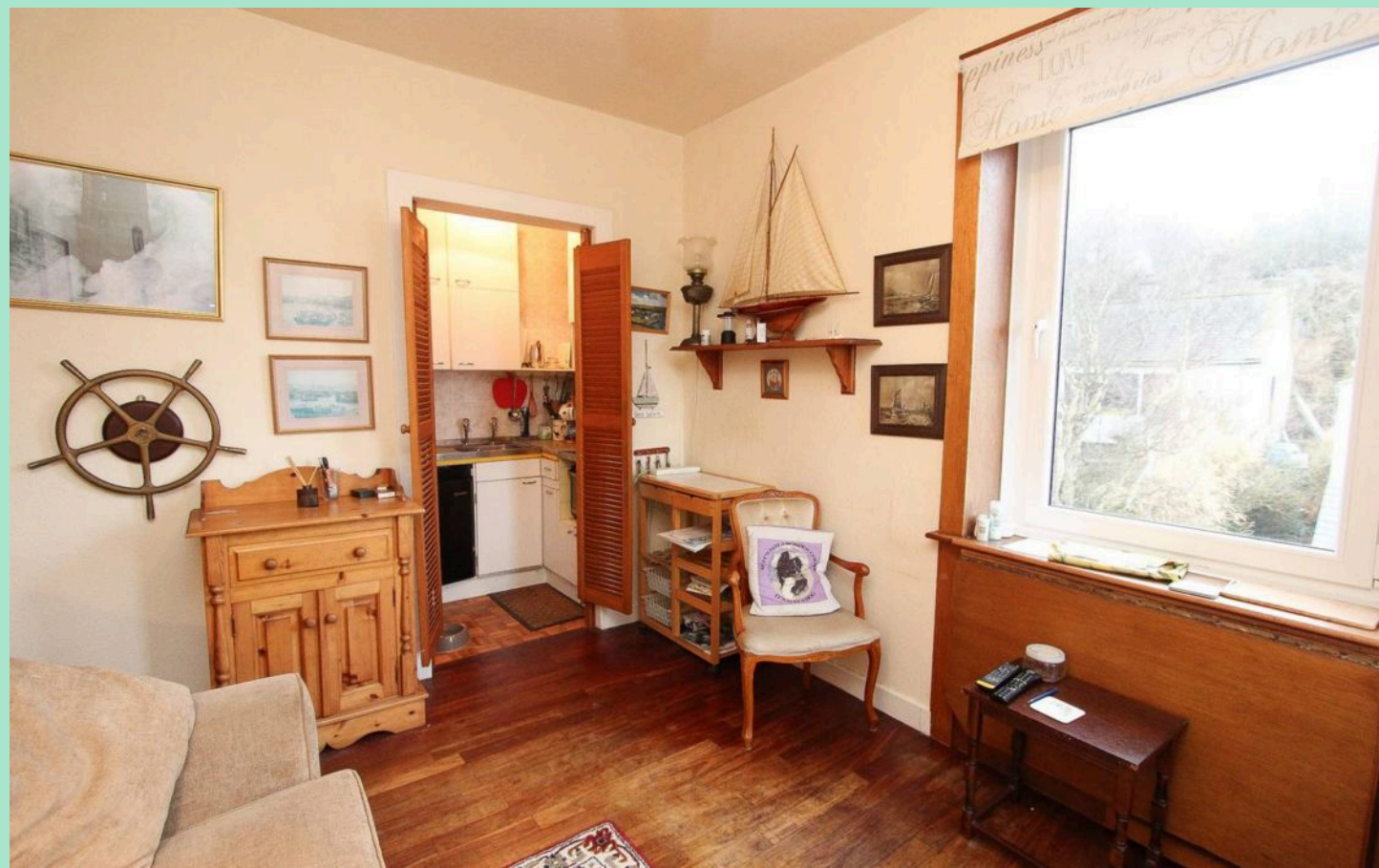
Nestled within the heart of the sought-after seaside village, this 1-bedroom flat epitomises coastal living. Situated just a stone's throw away from the charming promenade, this property offers an unparalleled lifestyle opportunity for those seeking a weekend retreat. From the lounge there is a view to the harbour.

The property benefits from comfortable accommodation, shower room, small kitchenette, electric heating and uPVC double glazing.

There is a shared area of garden ground to the rear with 2 caravans, owned by our vendors.

In conclusion, this 1-bedroom flat represents a rare opportunity to embrace coastal living in a vibrant and thriving community.

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**Lounge**

A double aspect lounge with a view to the harbour/pomenade. Wooden flooring. TV point.

**Kitchen**

A small kitchenette located off the lounge. It's fitted with floor and wall units incorporating a stainless steel sink.

**Shower room**

The shower room is fitted with a WHB, WC and shower cubicle housing an electric shower. Heated towel rail.

**Bedroom**

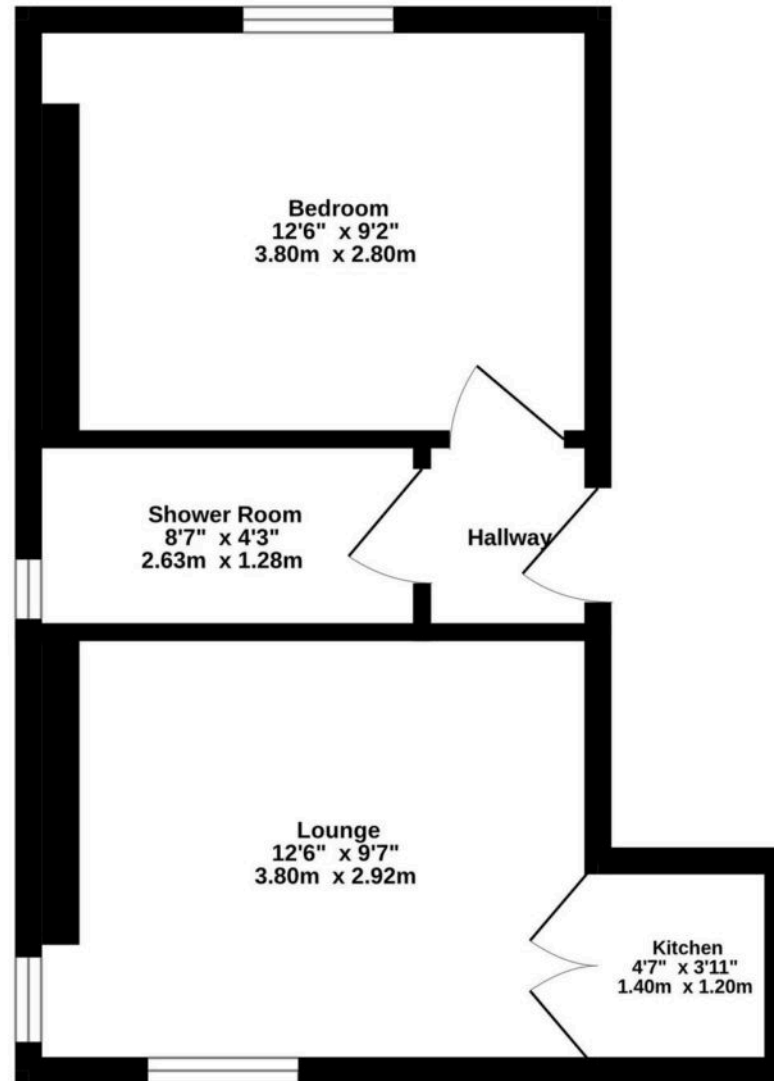
A bedroom to the rear with electric panel heater.

**Garden**

To the rear of the property there is an area of shared garden ground. There are 2 caravans, owned by our vendors.



Ground Floor  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 293 sq.ft. (27.2 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.





## South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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.