



'Lagganbuie', Portpatrick

Stranraer, DG9 8LF

PRICE: Offers Over £265,000 are invited

Lagganbuie

Portpatrick, Stranraer

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 town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Most popular seaside village
- Attractive, former railway station office
- Spacious family accommodation over one level
- Many period features to appreciate
- Large garage/workshop
- En-suite master bedroom
- Generous garden ground
- Ample off-road parking
- Oil fired central heating



Lagganbuie

Portpatrick, Stranraer

Located on the outskirts of the most popular seaside village of Portpatrick, yet only a short walk from the promenade, this attractive 4-bedroom detached bungalow exudes charm and character, boasting a unique history as a former railway station office.

From the moment you set foot inside, the property's allure is undeniable, with every corner revealing a story of craftsmanship and elegance. The discerning eye will appreciate the many period features meticulously preserved, from the original fireplaces and ornate ceiling mouldings, each a testament to the property's rich heritage.

The property also benefits from oil fired central heating, en-suite master bedroom, sauna and private garden.

A large garage/workshop provides ample space for hobbies or storage, while the generous off-road parking ensures convenience for residents and guests alike.



Dining Room

A dining room to the rear with tiled flooring and CH radiator.

Kitchen

The kitchen has been fitted with a range of floor and wall-mounted units with cream worktops incorporating a Belfast sink with mixer. There is an extractor hood, gas cooker point (LPG bottles) and plumbing for an automatic washing machine. Pine lined ceiling and tiled flooring.

Lounge

A double-aspect main lounge featuring an impressive fire surround and hearth. Ornate cornice, picture rail, display recess, CH radiator and TV point.

Shower Room

A spacious shower room fitted with a WHB, WC and shower cubicle. There is also a purpose-built sauna. Ceramic wall tiles and heated towel rail.

Bedroom 1

A main bedroom to the front with a range of built-in furniture, CH radiator and TV point.

En-suite

The en-suite is fitted with a WHB, WC and cast iron roll-top bath. There is a separate corner shower cubicle. An additional feature of the en-suite is the original fire surround. Heated towel rail.



Bedroom 3

A bedroom to the front with ornate cornice, picture rail and CH radiator.

Study/Bedroom 4

A double-aspect study which can also be used as a fourth bedroom, if required. CH radiator.

Bedroom 2

A spacious double-aspect bedroom with TV point and CH radiator.

Garden

The property is set amidst its own area of secluded, private garden ground. It has mainly been laid out to lawn with mature shrubs and screen hedging. There is a cobble driveway leading to the garage and which provides ample off road parking.

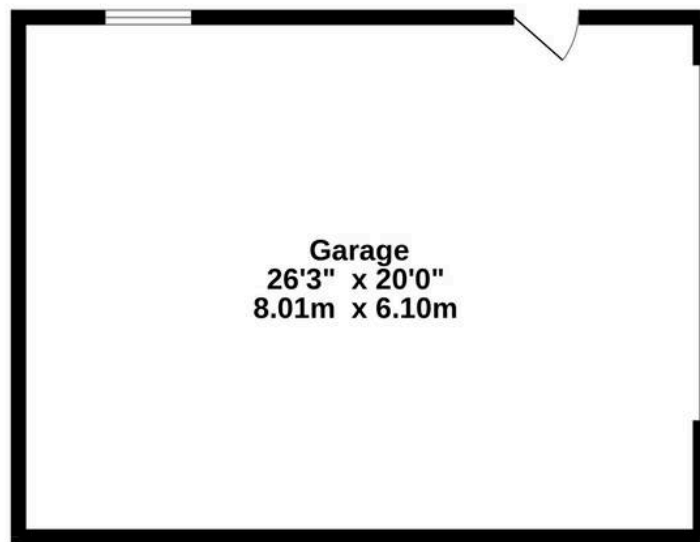
DOUBLE GARAGE

2 Parking Spaces

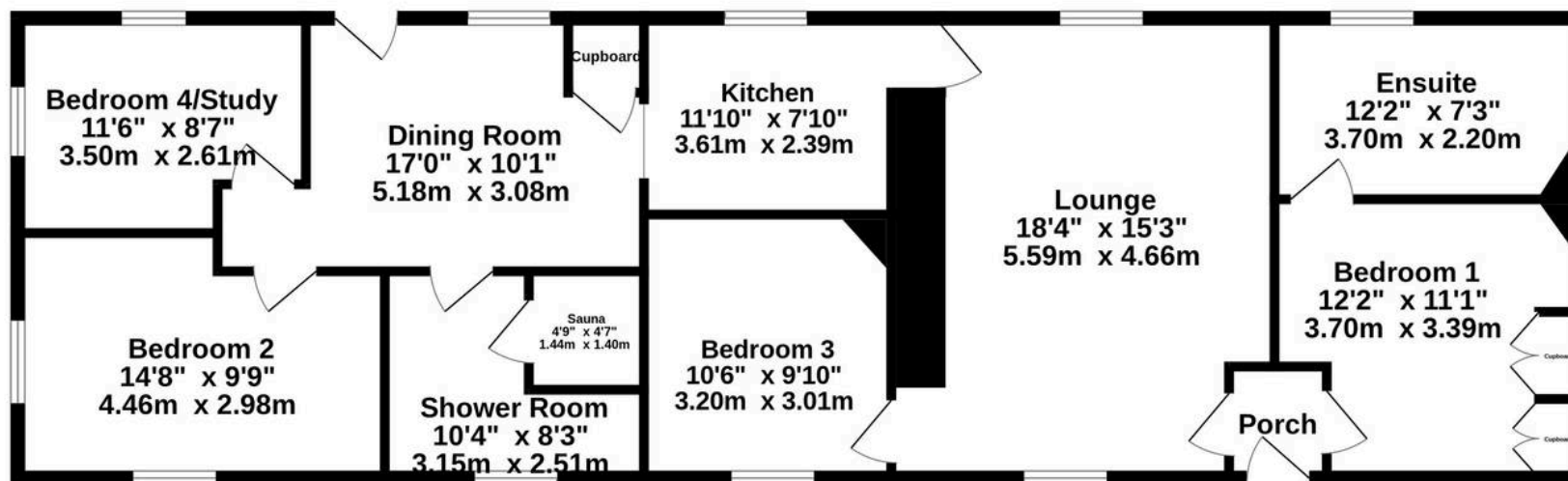
There is a large detached garage/workshop with roller door to the front, side service door, power and light.







Ground Floor
1640 sq.ft. (152.4 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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