



12a Main Street, Portpatrick

Stranraer, DG9 8JJ

Guide Price: £179,000

## 12a Main Street

Portpatrick, Stranraer

The property is located in a central location within the picturesque village of Portpatrick. This is locally referred to as the 'old part' of the village, close the sea front and stunning harbour basin. Properties in this quarter are of the traditional vernacular. From this situation the property is well placed to access the many restaurants and bars which can be found in the village and is a short walk from the sea front and harbour. Portpatrick has a charming harbour as its focal point and the village boasts an array of restaurants, bars and hotels. There is also a primary school in the village and a variety of small independently owned shops including a Post Office. Just on the edge of Portpatrick is Dunskey Golf Course. The village which sits on the rugged south west coast of Scotland is situated amidst delightful surroundings.

Council Tax band: TBD

Tenure: Freehold



## 12a Main Street

Portpatrick, Stranraer

Nestled in the picturesque heart of Portpatrick, this charming 2-bedroom mid-terraced house offers a unique blend of modern comfort and coastal village living. Just a stone's throw away from the promenade, this property is perfect for those seeking a retreat with easy access to the seaside. Immaculately presented and fully renovated, this home boasts a contemporary kitchen, a delightful bathroom, and a convenient ground floor WC. Whether you're enjoying a cup of coffee on the small patio area to the rear or taking a leisurely stroll by the sea, this property is sure to capture your heart with its cosy charm. Ideal for those looking for a low maintenance residence in a quaint coastal setting.

- Situated within the heart of Portpatrick
- Only a short walk to the promenade
- Excellent condition throughout, having been fully renovated
- Contemporary kitchen
- Delightful bathroom
- Ground floor WC
- Small patio area to the rear
- Ideally suited to those in search of a low maintenance residence



### Lounge/Dining Room

A spacious lounge with dining area to the rear. Oak flooring. TV point.

### Kitchen

The kitchen is fitted with a range of contemporary floor and wall mounted units with cream worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood and built-in oven.

### WC

A ground floor WC fitted with a WHB, WC and heated towel rail.

### Landing

The landing provides access to the bedrooms and family bathroom.

### Bathroom

The bathroom is fitted with a WHB, WC and bath with shower over. Heated towel rail.

### Bedroom 1

A bedroom to the front with built-in wardrobe.

### Bedroom 2

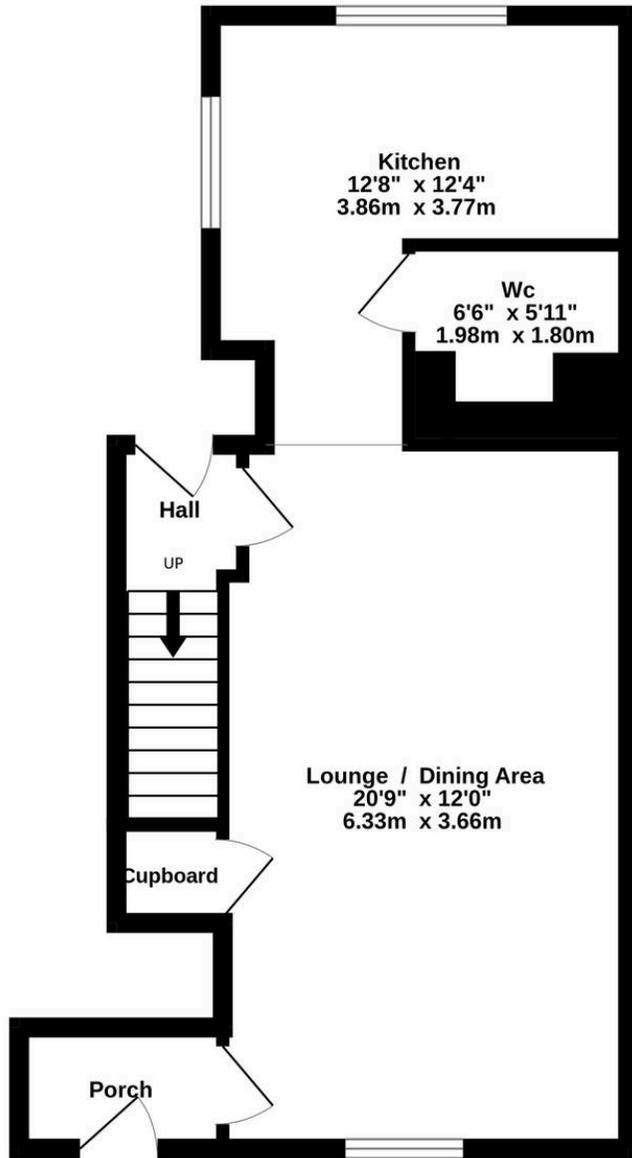
A bedroom to the rear with built-in wardrobe.

### Garden

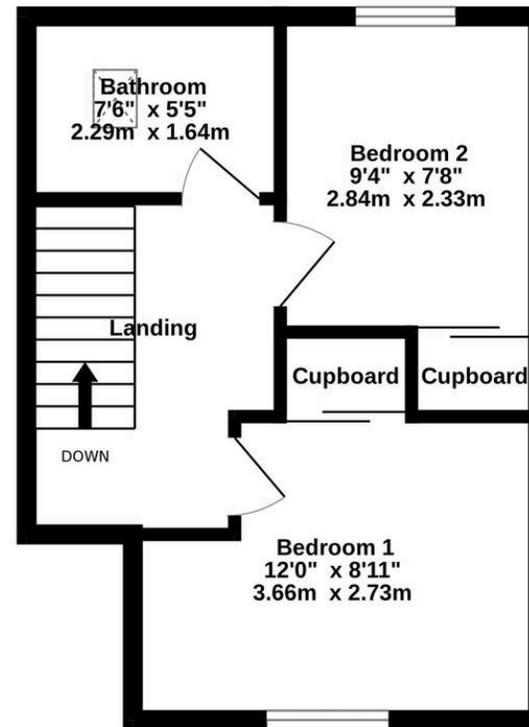
There is a small area of paved patio garden ground to the rear.



Ground Floor



1st Floor



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.