

FOR SALE

3 HEUGH RISE PORTPATRICK



An extended modern detached bungalow constructed by Robison & Davidson, occupying a pleasant position within a prestigious residential development towards the village perimeter. Pleasant outlook to woodland and hills beyond village. Set amidst a large area of level, easily maintained and landscaped garden ground, the property provides excellent accommodation on one floor. There is ample room for further development. In excellent condition throughout. full electric heating and full D/G.

**HALLWAY, LOUNGE, KITCHEN, CONSERVATORY
BATHROOM, 2 BEDROOMS, GARDEN,
EXTENSIVE PRIVATE DRIVEWAY**

PRICE: Offers around **£189,750** are invited



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**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
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DESCRIPTION:

Occupying a pleasant position within a prestigious residential development towards the perimeter of the village, this is an extended modern detached bungalow, in excellent condition throughout, that provides well proportioned and comfortable accommodation on one level. From the property there are pleasant open views to woodland and surrounding hills beyond the village.

It is set within its own large area of very well maintained garden ground and is located adjacent to other private modern residences of varying style. Of timber frame construction under a tiled roof and finished in fyfestone/render, the property offers a range of benefits including full double glazing, full electric heating, conservatory to the side and extensive private driveway.

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 ferryport town of Stranraer some 8 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

HALLWAY: (11ft 2in – 4ft 8in)

A wooden storm door with glazed panel provides the access to the hallway and to almost all the accommodation. There are two built-in cupboards, laminate flooring, storage heater, telephone point, smoke alarm and access to the loft.



LOUNGE: (14ft 1in – 11ft 4in)

This is a most comfortable room to the front from which there is an attractive outlook over the garden ground to woodland and hills beyond the village. Storage radiator, TV point, laminates flooring and access to the kitchen.



KITCHEN: (12ft 2in – 7ft 11in)

The kitchen has been fitted with an extensive range of antique pine floor and wall mounted units with onyx style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a four ring electric hob, built in electric oven, plumbing for an automatic washing machine and storage heater. Window to the front and access to the conservatory.



CONSERVATORY: (12ft 1in – 5ft 10in)

The conservatory is located to the side of the property and overlooks the garden ground. There is an access door to the front, vertical blinds and new electric panel heater.



BATHROOM: (6ft 5in – 5ft 6in)

The bathroom is fitted with a champagne three piece suite comprising WC, WHB and Bath. There is a Mira mains shower in place over the fully tiled bath, new heated towel rail, fitted full length mirror, ceramic wall tiling and window to the side.



BEDROOM: (10ft 8in – 8ft 9in)

A double bedroom to the rear with a built-in wardrobe, laminate flooring and new electric panel heater.

BEDROOM: (10ft 10in – 8ft 4in)

A further double bedroom to the rear with built-in double wardrobe, laminate flooring and new electric panel heater.

GARDEN:

The property is situated within its own extensive area of very well maintained garden ground. The garden has been laid out for ease of maintenance with the front comprising an area of lawn, extensive landscaped border, mature shrubs and plants. To one side there is a pathway leading to the rear and to the other side there is a parking area bordered by mature shrubs and plants. The rear garden has an area of lawn with rotary clothes line and further shrub borders. There is an extensive private driveway (measuring approx 150ft) from Heugh Rise with fully landscaped borders to each side. There is a turning bay and ample room for off road parking.



Front Garden



Rear Garden



Rear Elevation



Driveway

ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 16/07/2008

COUNCIL TAX: Band 'D'

GENERAL:

All floor coverings, blinds, oven and hob are included in the sale price.

SERVICES:

Mains electricity, water and drainage.

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.**

Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.