

**3 Heugh Rise, Portpatrick**

Stranraer, DG9 8UA

Offers Over – £150,000 are invited.

## 3 Heugh Rise

Portpatrick, Stranraer

Heugh Rise is situated within an established residential area of Portpatrick, a popular coastal village on the Rhins of Galloway in south-west Scotland. Portpatrick is well known for its picturesque harbour and attractive coastal setting. The village offers a range of local amenities including shops, hotels, restaurants, public houses and a primary school. Recreational facilities include Portpatrick Golf Club and access to numerous coastal walks, including the Southern Upland Way. The town of Stranraer is approximately 8 miles distant and provides a wider range of shopping facilities, supermarkets, schooling, healthcare services and other amenities. Ferry services to Northern Ireland operate from nearby Cairnryan, while the A75 provides road connections eastwards towards Dumfries and the national motorway network.

- Detached timber-framed bungalow
- Two bedrooms
- Situated on a generous, established garden plot
- Comfortable lounge with garden outlook
- Fitted kitchen with access to conservatory
- Bathroom with three-piece suite
- Extensive landscaped gardens with mature shrubs and ornamental planting
- Private driveway providing off-road parking
- Electric heating
- Located within the popular coastal village of Portpatrick



### 3 Heugh Rise, Portpatrick

A detached, timber-framed bungalow occupying a generous plot within an established residential area of Portpatrick. The property provides two-bedroom accommodation on one level and benefits from extensive, well-established garden grounds, private driveway parking and a conservatory.

The accommodation comprises an entrance hallway providing access to the lounge, two bedrooms and bathroom. The lounge is a comfortable reception room with a large window providing an outlook towards the garden and access through to the kitchen. The kitchen is fitted with a range of timber-fronted wall and floor units, complementary work surfaces and space for appliances. A door from the kitchen leads into the conservatory, providing additional accommodation with windows overlooking the garden and a door leading outside. There are two bedrooms, both benefiting from natural light and fitted storage, together with a bathroom comprising a bath, wash-hand basin and WC.

A particular feature of the property is the generous garden plot. The surrounding grounds have been extensively landscaped and include areas of lawn, gravelled pathways, established flowering shrubs, mature trees, ornamental grasses and various planting beds. The gardens provide several different areas of interest and benefit from a good degree of screening through established hedging and planting. A private driveway provides access to the property and off-road parking, with additional gravelled areas surrounding the bungalow.

This property represents an opportunity to acquire a detached bungalow with particularly generous garden grounds in the popular coastal village of Portpatrick.



### Hallway

Entrance hallway with partially glazed UPVC front door, wood-effect flooring and wall-mounted electric heater. Provides access to the lounge, both bedrooms and bathroom. Built in storage also.

### Lounge

14' 1" x 11' 4" (4.30m x 3.45m)

Well-proportioned lounge with a large window overlooking the garden, wood-effect flooring and a wall-mounted electric heater. The lounge provides direct access to the adjoining kitchen, which in turn leads through to the conservatory and garden.

### Kitchen

12' 2" x 7' 10" (3.72m x 2.40m)

Fitted kitchen with a range of timber wall and floor units, contrasting worktops and tiled splashbacks. Built-in oven and hob, stainless steel sink positioned beneath the window and space for freestanding appliances, including a washing machine and fridge freezer. Accessed directly from the lounge, with a further door leading to the conservatory.

### Conservatory

13' 2" x 6' 5" (4.02m x 1.95m)

Accessed from the kitchen, a useful additional sitting area with windows overlooking the rear garden, fitted roller blinds, tiled flooring, panelled ceiling and wall-mounted electric heater. Glazed external door providing direct access to the garden.

### Bathroom

6' 7" x 5' 7" (2.00m x 1.69m)

Fitted with a three-piece suite comprising bath with grab rail, pedestal wash hand basin and WC. Tiled walls and flooring, with a rear-facing window providing natural light and fitted with vertical blinds.



## Bedroom

10' 9" x 9' 0" (3.27m x 2.75m)

Well-proportioned double bedroom with a rear-facing window overlooking the garden. Benefits from timber-effect flooring, a built-in storage cupboard and wall-mounted electric heater.

## Bedroom

10' 9" x 8' 4" (3.27m x 2.55m)

Well-proportioned double bedroom with rear-facing window overlooking the garden. Benefits from timber-effect flooring, fitted wardrobes with sliding doors and a wall-mounted electric heater.

## Garden

The property occupies a generous plot surrounded by extensive, established garden grounds. The gardens are predominantly laid to lawn, complemented by mature trees, shrubs, ornamental grasses and a variety of flowering plants. Landscaped sections feature decorative stone chippings, established planting beds and pathways providing access around the property. The grounds offer a good degree of privacy, with mature hedging and trees providing natural screening. A private driveway provides access to the property, with additional areas of hardstanding.

## DRIVEWAY

3 Parking Spaces

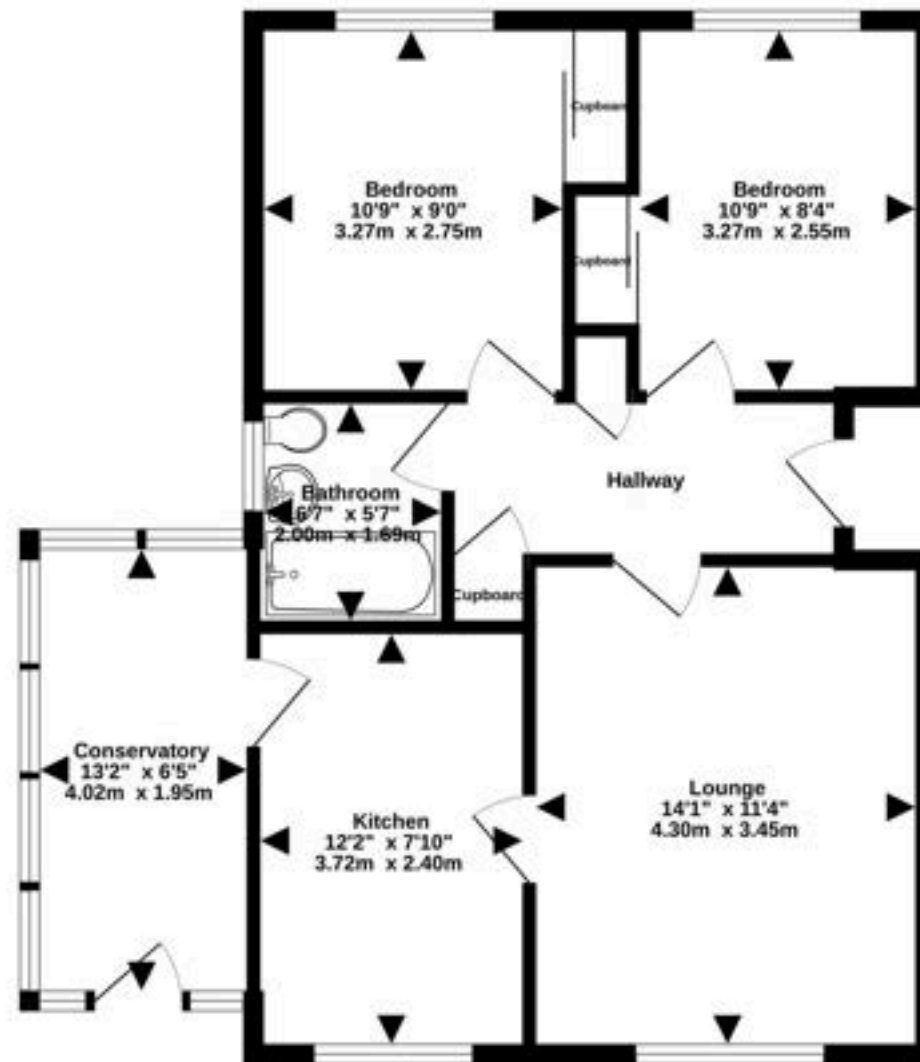
A substantial tarmac driveway provides private off-road parking for multiple vehicles. The driveway is bordered by timber fencing and gravelled areas, with access leading towards the property.







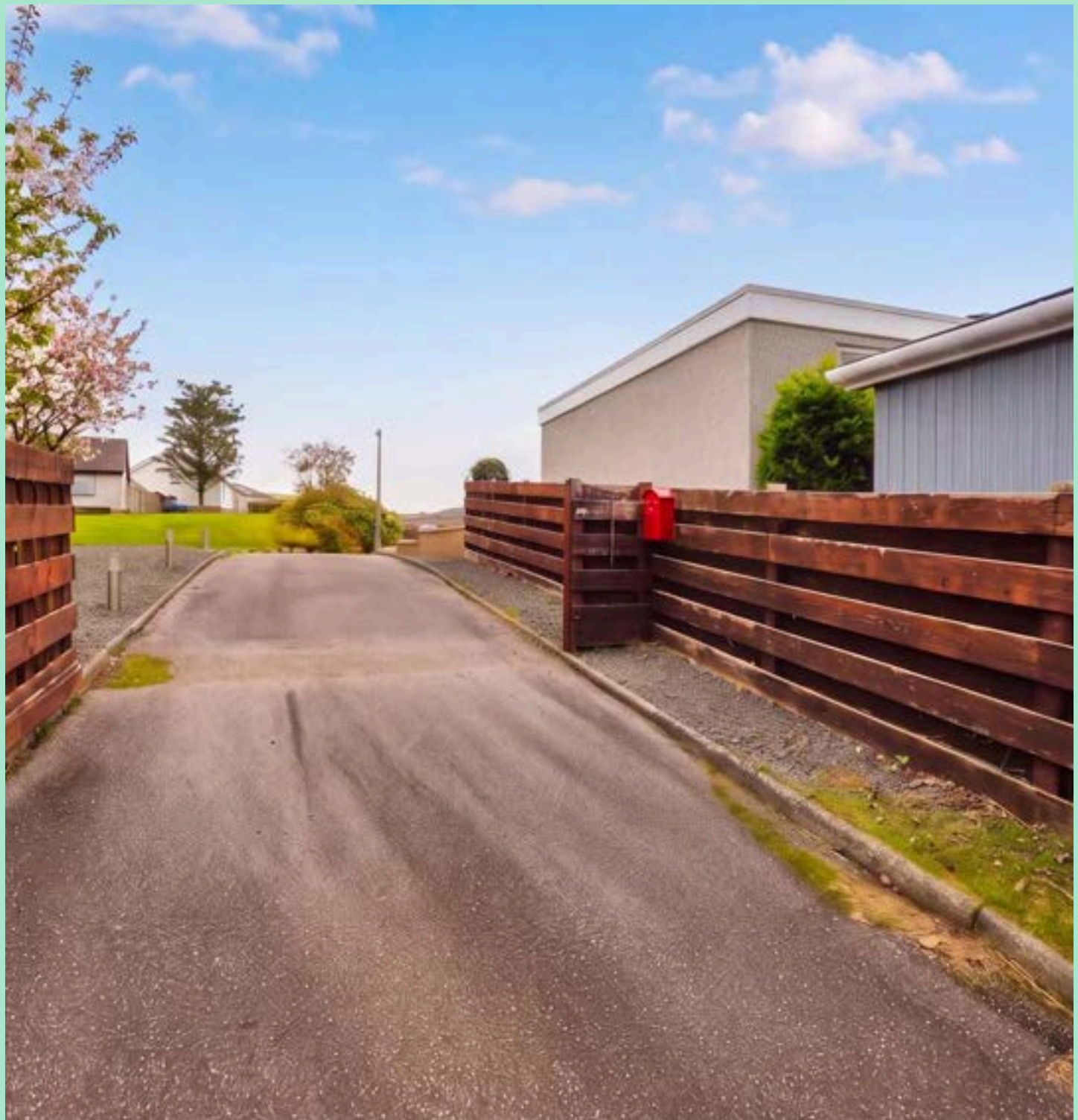
Ground Floor  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metagix (2022)

**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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