

**FOR SALE**

**"BUTE",  
10b MAIN STREET,  
PORTPATRICK, DG9 8JJ**



An opportunity arises to acquire a superbly appointed, well-proportioned property located within the heart of Portpatrick.

In excellent condition throughout having undergone a programme of modernisation in the past. The property offers comfortable accommodation over three floors with a small outside area to the rear. Electric central heating and double glazing.

A turnkey property currently being used as a holiday let with high occupancy levels and steady/growing income.

**HALLWAY, KITCHEN, LIVING/DINING AREA, WC,  
3 BEDROOMS (1 EN-SUITE), BATHROOM**

**Guide Price: £235,000**



Property Agents

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Charlotte Street  
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## Description

The property has in recent times been completely renovated and for sale in good condition. The property is in excellent decorative order with a neutral colour palette having been adopted. The property is well appointed and sport a contemporary fitted kitchen and bathrooms. The property is equipped with electric heating. Our clients have furnished the property to a high standard and this furniture, floor coverings, blinds etc will be included in the sale.

Our clients have operated this holiday business for 10 years over which time there has been steady occupancy, presently averaging 30 weeks a year. The business continues to grow and the season appears to be extending each year, evening out the traditional spikes at peak season periods. Portpatrick is and always has been a very popular holiday destination be it for weekend breaks or longer stays. However our clients have also had uptake for the property from businesses operating in the area looking for accommodation for contractors etc and this alternative business dynamic affords potential to maintain occupancy through traditionally quieter periods.

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.



Bute: this is mid terrace 2½ storey house with floor area of approx 74m<sup>2</sup> (796ft<sup>2</sup>) and comprising 3 Bedrooms (one with en suite); Living Room cum dining space through to Fitted Kitchen; Cloak Room and Bathroom

### Cloakroom:



### Living/Dining Area:



Kitchen:



Bathroom:



Bedrooms:



En-suite:





## Location

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. 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.

The district is home to many attractions including: the Mull of Galloway, Scotland's most southerly point; Southern Upland Way the starting point which is in the village; excellent golf courses; Logan Botanic Gardens; Galloway Forest Park, Newton Stewart which was awarded the prestigious designation of the first Dark Sky Park in the U.K.; RSPB Reserve. There are of course the usual field sports, rivers for fishing and a variety of delightful inland and coastal walks.

The district is known as the Rhins and the principle town serving the district is Stranraer approximately seven miles from the village. In Stranraer can be found nursery, primary and secondary schooling, a general hospital, a variety of independent and multiple retailers, leisure centre with swimming pool and a number of hotels and restaurants. At Stranraer Harbour there is a marina with moorings for pleasure craft and a railway station in Stranraer which affords connections north to Ayr, Prestwick Airport and Glasgow. At Cairnryan there are ferry connections to Northern Ireland.

Wigtownshire is a corner of south west Scotland renowned for its wonderfully contrasting and striking scenery and also a particularly mild climate throughout the year. The main routes into this corner of Wigtownshire are the A77 south from Glasgow/Ayr this route travelling along the stunning south Ayrshire coast and travelling west from Carlisle and Dumfries it is the A75.

Ayr approx 58 miles. Prestwick Airport approx 62 miles. Dumfries approx 79 miles. Carlisle approx 113 miles.

## Directions

On arriving at Stranraer follow signs for Portpatrick A77. Continue southbound away from the town and at signpost, Portpatrick/Lochans turn right and continue ahead. On arriving at Portpatrick proceed ahead and travel down into the village, on Main Street. The subject properties are located on the left and right hand side of Main Street adjacent and opposite The Downshire Hotel.

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

**General:** The furniture and white goods are included in the sale.

**EER:** Cottage Bute D67

**Rateable Value:** Cottage Bute £1,800.

**Local Authority:** Dumfries and Galloway Council  
Viewing

By appointment only. Contact the agents, South West Property Centre, telephone 01766 706147

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**

An opportunity arises to acquire superbly appointed properties located within the heart of Portpatrick. The properties are available on an individual basis and provide an excellent investment opportunity or well appointed family home. Turnkey properties in immaculate condition throughout. Currently used as holiday lets, high occupancy levels and steady/growing income.

The Cottages Islay and Bute are listed as 10a and 10b Main Street, Cottages Skye and Jura are listed as 12a and 12b Main Street.

Islay and Bute; Shared front door, Living Area, Kitchen, 3 bedroom (1 en-suite), Bathroom

Skye and Jura; Shared front door, Living area, Kitchen, 2 bedroom, Bathroom

price: Offers from £260,000 are invited for Islay & Bute

price: Offers from £250,000 are invited for Skye & Jura



"BUTE", MAIN STREET, PORTPATRICK



An opportunity to acquire a superbly appointed holiday home, an excellent investment opportunity located in the centre of Portpatrick. Turnkey property, well appointed, great decorative order, used as holiday lets, high occupancy levels and steady/growing income.

**PRICE: Offers over £250,000**

REF: 5161



#### **HOLIDAY HOMES, PORTPATRICK**

5 superbly appointed properties for sale at £250,000 each (or for sale as a whole). Excellent investment opportunity. Turn key properties, well appointed, great decorative order, used as holiday lets, high occupancy levels and steady/growing income.

**PRICE CHANGE: Offers around £225,000 for each individual property** **Ref : 5096**

