

FOR SALE

**"KIRKLEA"
33 MAIN STREET,
PORTPATRICK, DG9 8JW**



An opportunity arises to acquire a very well-presented mid terraced property located within the heart of the most sought-after coastal village of Portpatrick. In excellent condition throughout having undergone a full programme of modernisation in the recent past to include a splendid dining kitchen, delightful shower room, stripped pine flooring, tasteful décor, uPVC double glazing, and electric central heating. Fully landscaped garden ground to the rear with a summer recently constructed workshop, summer house, and a tool shed.

**'DINING' KITCHEN, UTILITY ROOM, LOUNGE,
SHOWER ROOM, 2 BEDROOMS, GARDEN**

PRICE: Offers over £175,00 are invited



Property Agents

Free pre – sale valuation

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

An opportunity arises to acquire a splendid mid-terraced dwelling house located in the heart of the most popular coastal village of Portpatrick on Scotland's South West coastline. The property has undergone a full programme of modernisation in the recent past to include a splendid kitchen, delightful shower room, rewire, new plumbing, new internal plasterwork, electric central heating, and uPVC double glazing.

To the rear there is an area of enclosed area of fully landscaped garden ground which has been landscaped to include new stone walls, raised patio, timber decking summer house, tool shed and new wooden workshop.

The property, which is of traditional construction under a slate roof, is in excellent condition throughout and is situated adjacent to other residential properties of varying design.

The popular village of Portpatrick on Scotland's South West coastline has long been a favourite with locals and visitors alike. It boasts numerous excellent hotels and restaurants and has as its central feature a charming harbour and promenade. Local amenities within the village include general store, post office, church, all weather sports facility, primary school, Bowling Green, craft shops and studios and first class golfing facilities.

Portpatrick also marks the start of the southern upland way, popular with walkers and is situated adjacent to rugged coastline and fabulous sandy beaches. 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.

'DINING' KITCHEN: (Approx 4m – 3.2m)

The Kitchen has recently been fitted with a full range of shaker design floor and wall mounted units with woodgrain style worktops incorporating an asterite sink with swan neck mixer. There in a ceramic hob, extractor hood, integrated fridge/freezer, integrated dishwasher, and integrated wine cooler. Under unit task lighting and kick plate LED lighting. CH radiators. Window shutters.



BEDROOM 2: (Approx 3.2m at the widest – 3.2m)

A ground floor bedroom the front with window shutters.



[Further bedroom image](#)



[Utility room image](#)



LOUNGE:

(Approx 8.4m at the widest – 4.2m at the longest)

An upper floor, 'L' shaped lounge with two bay windows to the front. There is pine flooring, CH radiator, spotlight rails, TV point and glazed oak door to the landing.



SHOWER ROOM: (Approx 1.24m – 2.7m)

The shower room is fitted with a WHB and WC in white. There is a double shower cubicle installed which has been fully vinyl panelled. Heated towel rail and extractor fan.



UTILITY ROOM:

Located under the stairs. Fitted with a worktop and plumbing for an automatic washing machine.

[Further lounge images](#)



[Further bedroom image](#)



GARDEN

Immediately to the rear of the property there is a small courtyard which is laid out in slate chippings. There is a wooden tool shed with power. A pathway leads to a fully enclosed area of garden ground which has a raised patio with stone surround, timber decking, summer house, and new workshop with power and light.

BEDROOM 1: (Approx 3m – 3.9m)

A double bedroom with window to the rear. Pine flooring, CH radiator and TV point. There is a built-in cupboard housing the electric central heating system and hot water tank.





ENTRY: Negotiable

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

DETAILS PREPARED: 28/06/2023

COUNCIL TAX: Band 'B'

GENERAL:

All flooring, integrated kitchen appliances, summer house, tool shed, and workshop are included in the sale price.

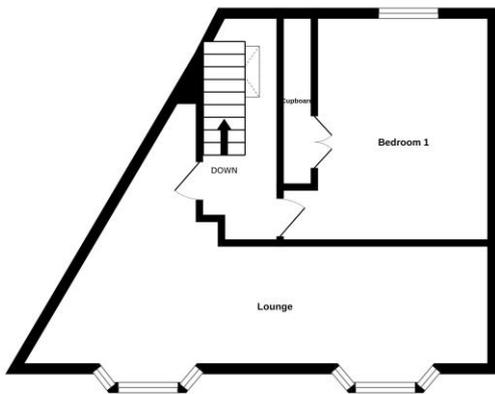
SERVICES:

Mains electricity, drainage, and water. EPC = E

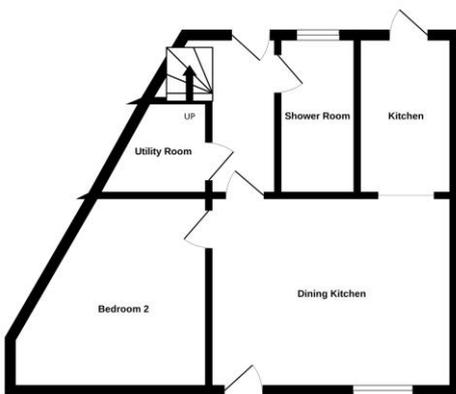
OFFERS:

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



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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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.**