



13 South Crescent, Portpatrick

Stranraer, DG9 8JR

Offers Over £295,000 are invited

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Portpatrick, Stranraer

Local amenities within the village include a primary school, a 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 marvelous sandy beaches close by 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 town of Stranraer, 9 miles distant and include supermarkets, healthcare, an indoor leisure pool complex, and a secondary school.

Rates = £3,300 per annum

EPC Energy Efficiency Rating: C

Nestled on the picturesque promenade of the sought-after seaside village of Portpatrick, this charming two/three-bedroom terraced cottage offers a rare opportunity to acquire a beautifully renovated home in an enviable coastal setting. From its delightful position, the property commands outstanding views over the bustling harbour, Dorn Rock, and the North Channel beyond, providing a captivating setting for daily life. The cottage is only a short walk from all village amenities, ensuring convenience without sacrificing tranquillity.



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Inside, the home is presented in excellent condition, having benefited from recent renovations that blend contemporary comfort with attractive period features. The splendid modern kitchen is thoughtfully designed for both style and practicality, while the well-appointed shower room and ground floor utility room with WC add further convenience. Warmth and efficiency are assured with oil central heating (a new boiler has been installed), a cosy wood-burning stove, and uPVC double glazing throughout. This is a home that offers both character and comfort, perfect for those seeking a refined coastal retreat.

To the rear of the property lies an inviting area of enclosed, mature garden ground, offering a peaceful outdoor sanctuary that is ideal for relaxation or entertaining. The garden is mainly laid to lawn, with well-established planting and shrub borders that create a sense of seclusion and natural beauty. Practicality is enhanced by the presence of a brick shed and a large wooden garden shed, providing ample storage for gardening equipment, bicycles, or outdoor furniture. Whether enjoying a morning coffee or hosting summer gatherings in the private garden, this property's outside space is sure to impress. With its harmonious blend of indoor comfort and outdoor charm, this delightful cottage represents a rare chance to embrace the very best of Portpatrick's vibrant seaside lifestyle.



Hallway

The property is accessed by way of double storm doors leading to a pine-lined porch. There is a uPVC double glazed entrance door to the hallway. Under-stairs cupboard and a CH radiator.

Lounge

A main lounge to the front with views over the harbour to the North Channel beyond. The lounge features a period fire surround housing a wood-burning stove. Shelved recess, CH radiator and a TV point.

Dining Room

A further reception room off the kitchen. Display recess, built-in cupboard and a CH radiator. There is a hatch with louvre shutters to the main lounge.

Kitchen

The kitchen has been fitted with a range of contemporary floor and wall-mounted units with butcher block style worktops incorporating an asterite sink with a swan neck mixer. There is a gas hob, extractor hood, built-in oven, built-in microwave and an integrated dishwasher. Recessed ceiling lights and kick plate LED's.

Utility Room

A most useful utility room/ground floor WC fitted with a WHB, WC and plumbing for an automatic washing machine. Recessed lighting, CH radiator and an extractor fan.

Landing

The split landing provides access to the bedrooms and the shower room.

Shower Room

The spacious shower room is fitted with a WHB, WC and a large low threshold shower cubicle with vinyl panelling and a mains shower. Recessed lighting, heated towel rail and an extractor fan.



Bedroom 1

A bedroom to the front with a view over the harbour. Built-in cupboard and a CH radiator.

Bedroom 2

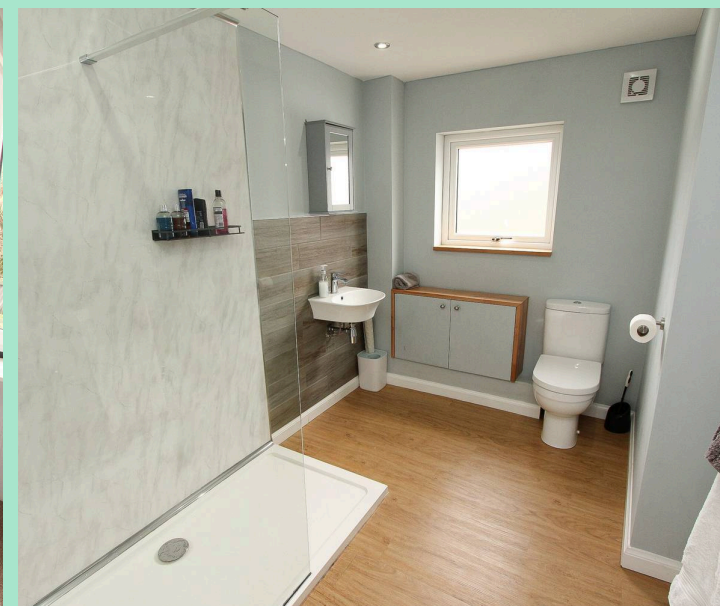
A bedroom to the rear overlooking the garden. CH radiator.

Study/small bedroom

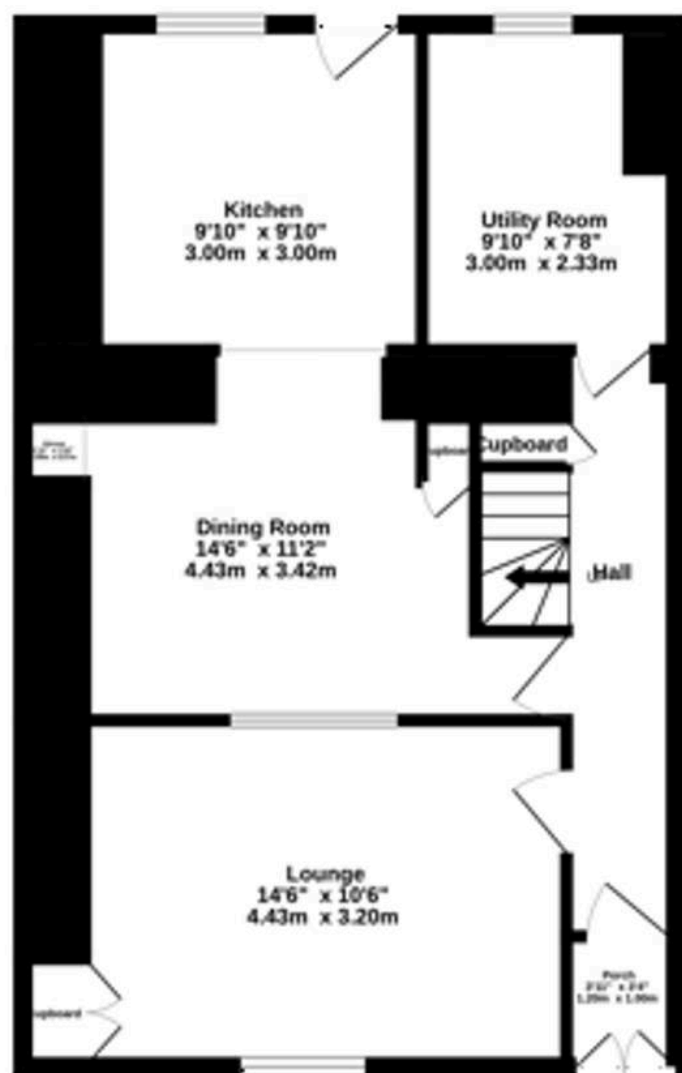
A study/small 3rd bedroom to the front, currently used as a reading room. From the room, there are views over the harbour.

Garden

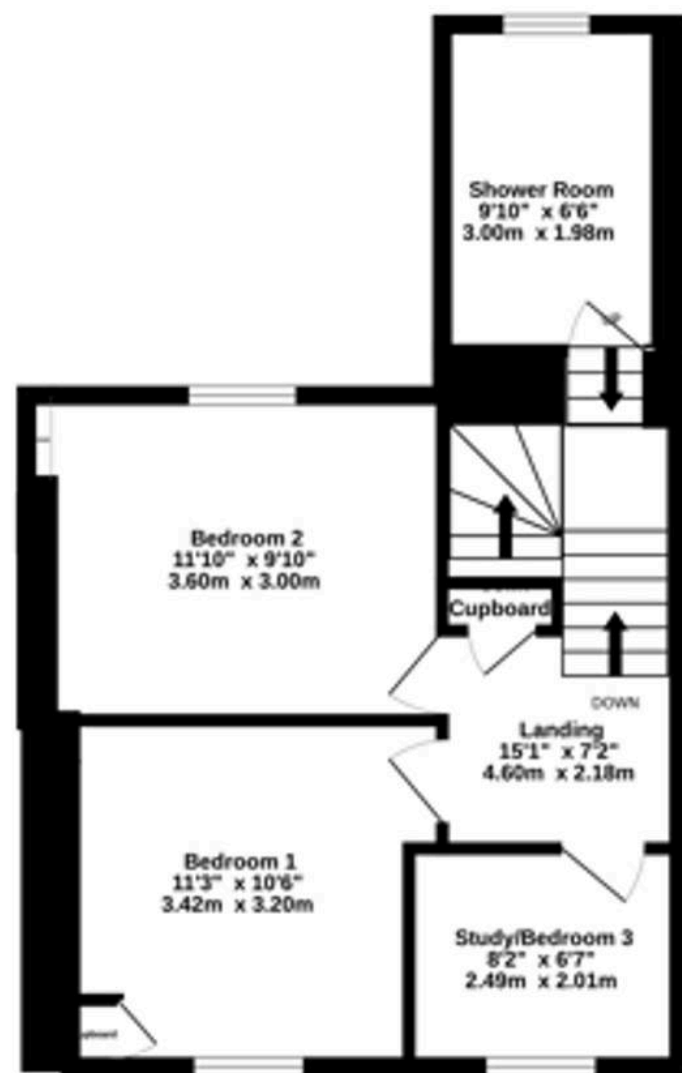
There is an area of enclosed, mature garden ground to the rear. It has mainly been laid out to lawn with planting and shrub borders. There is a brick shed and a large wooden garden shed.



Ground Floor
556 sq.ft. (51.7 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropia 02025.

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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