

1c Hill Street, Portpatrick

Stranraer DG9 8JX

PRICE: Offers Over - £70,000

1c Hill Street

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.

Council Tax band: A (Rates: £1,950 p/a)

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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Portpatrick, Stranraer

- A fully modernised ground floor flat
- Located only a short walk from village amenities and the picturesque Portpatrick harbour and promenade
- In immaculate condition throughout
- Renovated to include, a new shaker design kitchen, new well-appointed shower room, fully re-plastered, new internal woodwork, and some ceiling insulation
- Tasteful decor throughout
- Shared rear garden with outside storage

Nestled just a short stroll from the charming heart of Portpatrick and its scenic harbour and promenade, this beautifully modernised ground floor flat presents a rare opportunity for those seeking an immaculate and stylish coastal retreat.



The property has been thoughtfully renovated to an exceptional standard, offering a harmonious blend of contemporary comfort and timeless character. Step inside to discover a welcoming living space adorned with tasteful décor, complemented by a brand new shaker-style kitchen that boasts quality fittings and ample storage. The newly installed, well-appointed shower room features sleek finishes, while the entire flat has been fully re-plastered and benefits from new internal woodwork and some ceiling insulation, ensuring a warm and inviting atmosphere throughout. This delightful one-bedroom residence is perfectly suited to those looking for a turnkey home in a sought-after village location, with every detail carefully considered to provide comfort and convenience.

To the rear of the property, residents enjoy access to a shared garden, predominantly laid to lawn and ideal for relaxing outdoors or entertaining friends on sunny afternoons. The outside space also includes two practical storage sheds, offering ample room for gardening tools, bicycles, or outdoor equipment. Additionally, the property benefits from a quarter share of a former wash house, providing further versatile storage solutions. With its combination of beautifully presented interiors and well-maintained communal gardens, this ground floor flat offers a unique blend of indoor luxury and outdoor enjoyment, all within easy reach of Portpatrick's vibrant village amenities and stunning coastal scenery.



Hallway

The hallway is accessed by way of a new uPVC storm door. Laminate flooring.

Lounge/Kitchen

A lounge to the front with a built-in storage cupboard, wall-mounted TV point, laminate flooring, ornate ceiling light and an electric radiator.

Kitchen

The kitchen is laid out in an open plan basis with the lounge and has recently been fitted with a range of shaker design floor and wall mounted units with woodgrain style worktops incorporating a stainless steel sink with a swan neck mixer tap. There is a ceramic hob, extractor hood, built-in oven and an integrated fridge.

Shower Room

The newly installed shower room is fitted with a WHB, WC and a large tiled shower cubicle with an electric shower. Heated towel rail.

Bedroom

A bedroom to the rear with an electric radiator.

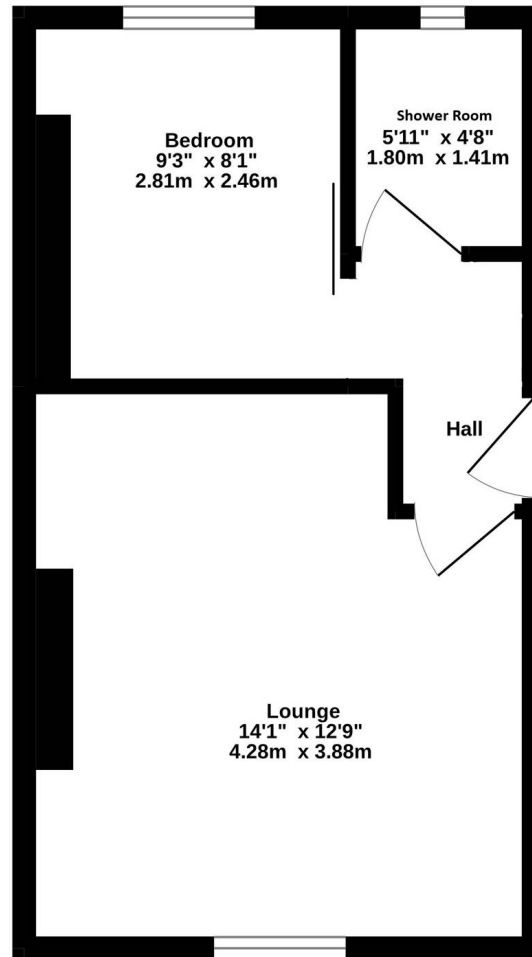
Garden

There is a shared area of garden ground to the rear which has predominantly been laid out to lawn. There are two storage sheds and a 1/4 share of a former wash house.

OFF STREET



Ground Floor
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 285 sq.ft. (26.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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