



**2 Hill Street, Portpatrick**

Stranraer, DG9 8JX

Offers Over £325,000 are invited

## 2 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



## 2 Hill Street

Portpatrick, Stranraer

- An immaculately presented detached cottage
- Located only short walk from the picturesque harbour
- Full back-to-brick renovation, finished to the very highest of standards
- Splendid, contemporary 'dining' kitchen
- Luxury family bathroom and a well-appointed en-suite
- Attractive internal woodwork featuring oak internal doors
- Most tasteful decor throughout
- Delightful, secluded patio with a water feature
- Terraced garden ground with outstanding views over the village
- Off-road parking with an E.V. charging point



## 2 Hill Street

Portpatrick, Stranraer

This immaculately presented three-bedroom detached cottage offers an exceptional blend of character and contemporary living, positioned just a short stroll from the picturesque harbour. Having undergone a comprehensive back-to-brick renovation, the property has been finished to the very highest of standards, ensuring both style and comfort throughout. Upon entering, you are greeted by a spacious main lounge featuring a wood-burning stove and a splendid, contemporary dining kitchen, perfectly designed for both every-day family life and entertaining guests. The interiors are adorned with attractive woodwork, including oak internal doors, and the most tasteful decor, creating a warm and inviting atmosphere. The accommodation further comprises a luxurious family bathroom and a well-appointed en-suite, both featuring premium fittings and elegant finishes. Each bedroom is thoughtfully designed to maximise light and space, providing restful retreats for all the family. The integral garden room opens directly onto a delightful, secluded patio, where a tranquil water feature offers a peaceful backdrop for relaxation. Practicality is also at the forefront, with off-road parking and an E.V. charging point catering to modern living.



## 2 Hill Street

Portpatrick, Stranraer

The property is set amidst its own generous garden grounds, offering a rare sense of privacy and tranquillity. From the top of the garden, there are outstanding views over the village and out towards the North Channel, providing a picturesque setting for outdoor living. The outside space is thoughtfully landscaped, with a paved patio directly accessible from the garden room, bordered by mature shrubs and centred around a calming water feature. An enclosed terrace, accessed from the master bedroom, provides an intimate space for morning coffee or evening relaxation. The terraced garden ground is predominantly laid to lawn, complemented by a further water feature, mature planting, and additional seating areas that invite you to enjoy the ever-changing scenery. This charming cottage truly offers a unique opportunity to enjoy refined living in a coveted coastal location.



### Lounge

A generous main lounge to the front featuring an attractive stone fire surround housing a wood-burning stove. Recessed lighting, wall-mounted TV point and a CH radiator.

### Garden Room

A garden room laid out in an open plan basis with the main lounge and features sliding patio doors to the garden. Wall lights and a CH radiator.

### 'Dining' Kitchen

The kitchen has been fitted with a full range of contemporary floor- and wall-mounted units, with woodgrain-style worktops, incorporating an asterite sink with a swan-neck mixer tap. There is a ceramic hob, extractor hood, built-in oven, integrated fridge/freezer, integrated dishwasher, and an integrated automatic washing machine. Recessed lighting and a CH radiator.

### Bathroom

The well-appointed bathroom is fitted with a 3-piece suite in white, comprising a WHB, WC and a double-ended standalone bath. There is a large low-threshold shower cubicle housing a mains shower. Recessed lighting and a CH radiator.

### Landing

The landing provides access to the bedroom accommodation. CH radiator.

### Master Bedroom

A double aspect master bedroom to the rear with access to an enclosed terrace. Shared Jack & Jill en-suite, wall lights and a CH radiator.

### En - Suite

A shared en-suite with bedroom 2, comprising a WHB, WC and a large low threshold shower cubicle with a mains shower. CH radiator.



### Bedroom 2

A further double aspect double bedroom with access to the shared en-suite and a CH radiator.

### Bedroom 3

A bedroom to the front with a CH radiator.

### Garden

The property is set amidst its own generous garden ground. From the garden there are wonderful views over the village itself to the North Channel beyond. The outside space is comprised of a paved patio directly off the garden room with a tranquil running water feature and attractive shrub borders. There is also an enclosed terrace accessed from the master bedroom. The very well-maintained, terraced garden ground is predominantly laid out to lawn with a further water feature, mature shrubs and further seating areas.

### OFF STREET

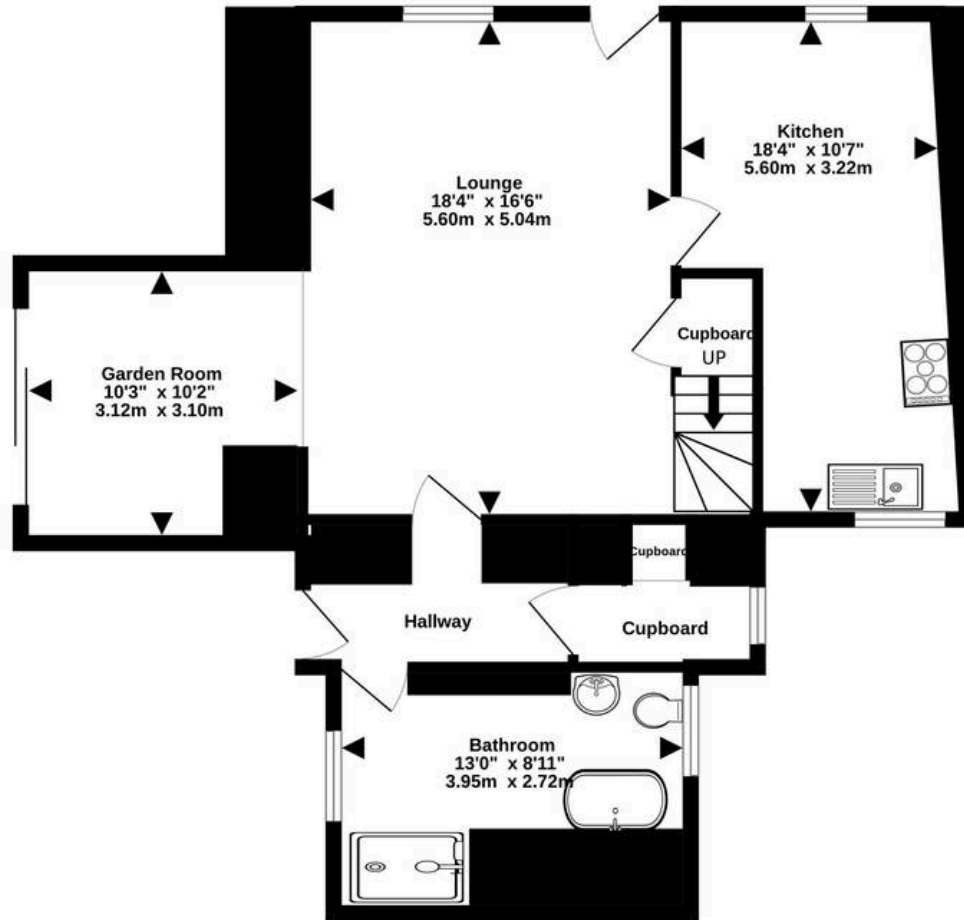
1 Parking Space

There is a dedicated driveway to the front of the property with an E.V. charging point.

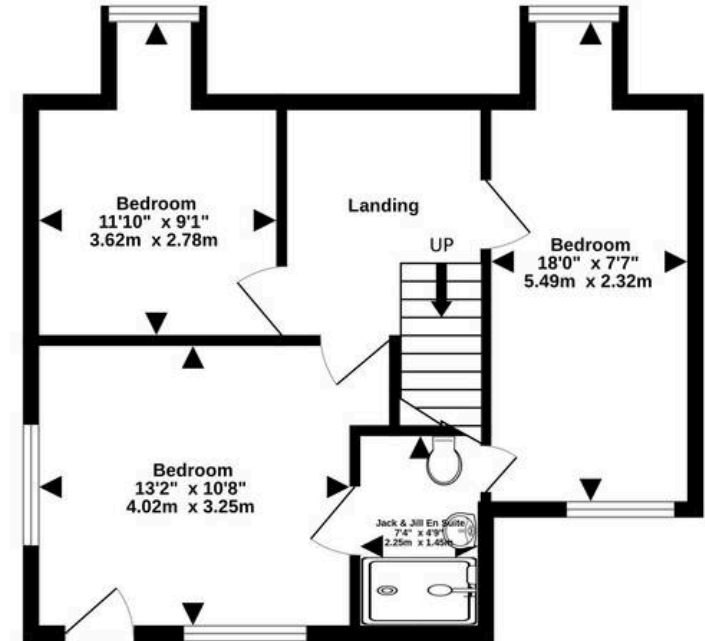
### EV CHARGING



Ground Floor  
681 sq.ft. (63.3 sq.m.) approx.



1st Floor  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

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.





## South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.