



Flat C, 2 Old Station Court, Portpatrick

DG9 8LB

PRICE: Offers Over £23,500 are invited.

Flat C

2 Old Station Court, Portpatrick

Local amenities within the village include primary school, 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 marvellous sandy beaches closeby 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 some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An opportunity to purchase a 25% share of a first floor flat
- Located within the popular seaside village of Portpatrick
- In excellent condition throughout
- Shaker design kitchen
- Delightful bathroom
- Electric heating and uPVC double glazing
- Allocated off street parking
- Shared garden ground



Flat C

2 Old Station Court, Portpatrick

Presenting an excellent opportunity to purchase a 25% share of a beautifully maintained first floor flat, perfectly positioned within the picturesque seaside village of Portpatrick. This charming two-bedroom property is in superb condition throughout, offering comfortable and contemporary living in a sought-after coastal location. The interior features a stylish Shaker design kitchen, thoughtfully arranged with ample cabinetry and workspace. The property also benefits from a delightful bathroom. Both bedrooms are well-proportioned, offering flexibility for guests, family, or a dedicated home office. The property benefits from electric heating and modern uPVC double glazing, ensuring warmth and comfort year-round. Additional practical features include an allocated off-street parking space, providing convenience and peace of mind for residents, as well as easy access to the amenities and attractions of Portpatrick.

Stepping outside, the property enjoys the use of a shared garden ground to the front, attractively laid out with decorative gravel and paving slabs, all set within a neat, low-level wall.



Hallway

The hallway provides access to all of the accommodation. There is a built-in cupboard housing the hot water tank. Laminate flooring and an electric storage heater.

Lounge

A bright main lounge to the front featuring a media wall with LED lighting. Laminate flooring, an electric storage heater and a TV point.

Kitchen

The kitchen is fitted with a range of shaker design floor and wall-mounted units with butcher block style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, a built-in oven and plumbing for an automatic washing machine. Laminate flooring.

Bathroom

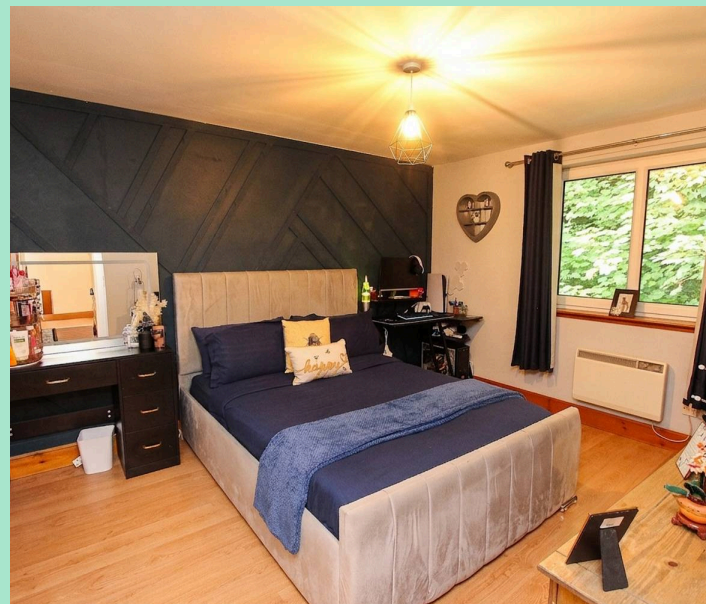
The fully tiled bathroom is fitted with a three-piece white suite comprising a WHB, WC, and a bath with a shower over. Extractor fan and a heated towel rail.

Bedroom 1

A double bedroom to the rear with a TV point, laminate flooring and an electric panel heater.

Bedroom 2

A further double bedroom to the rear with laminate flooring and an electric panel heater.



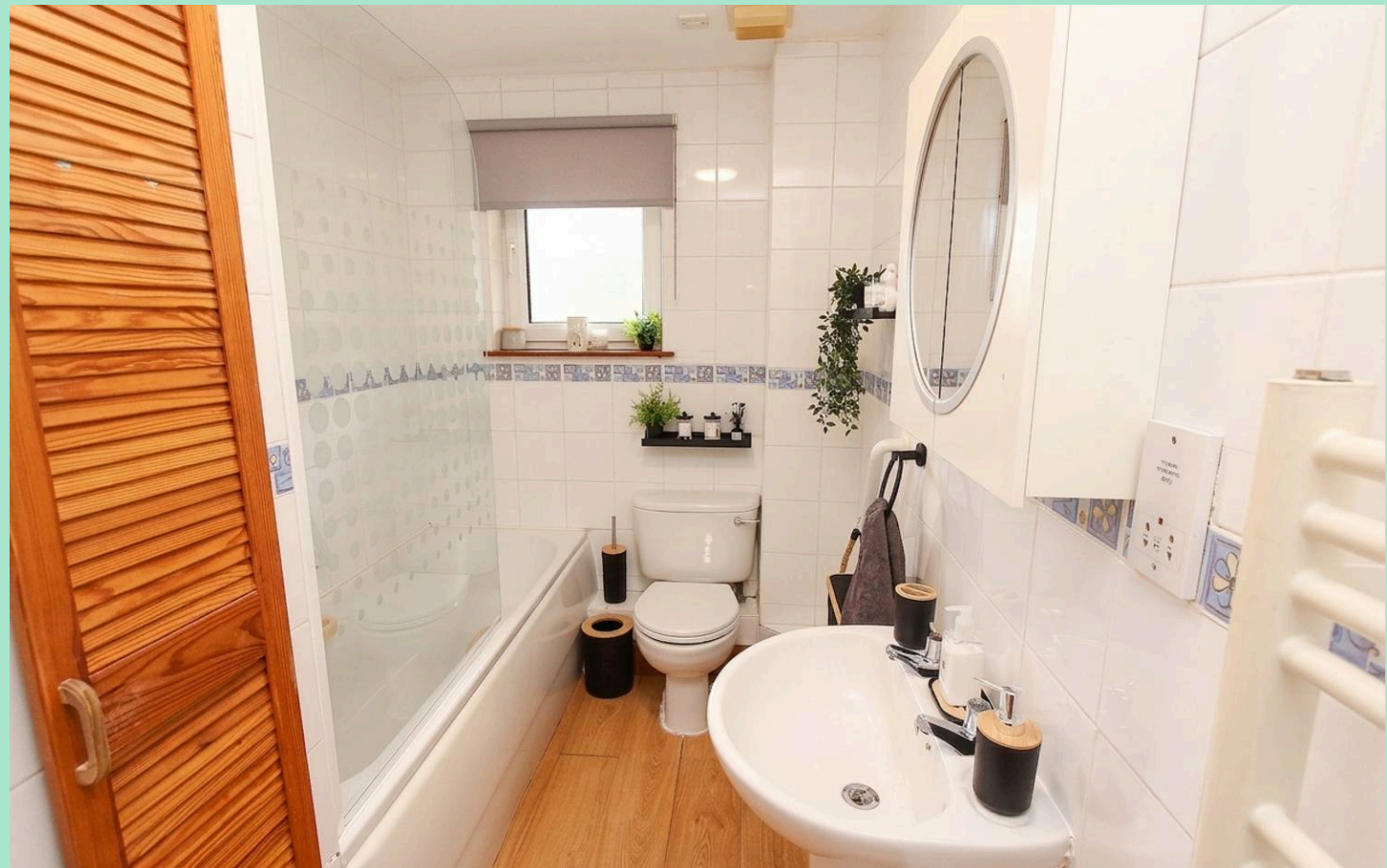
FRONT GARDEN

The property has an area of shared garden ground to the front, laid out in decorative gravel and some paving slabs, all set within a low-level wall.

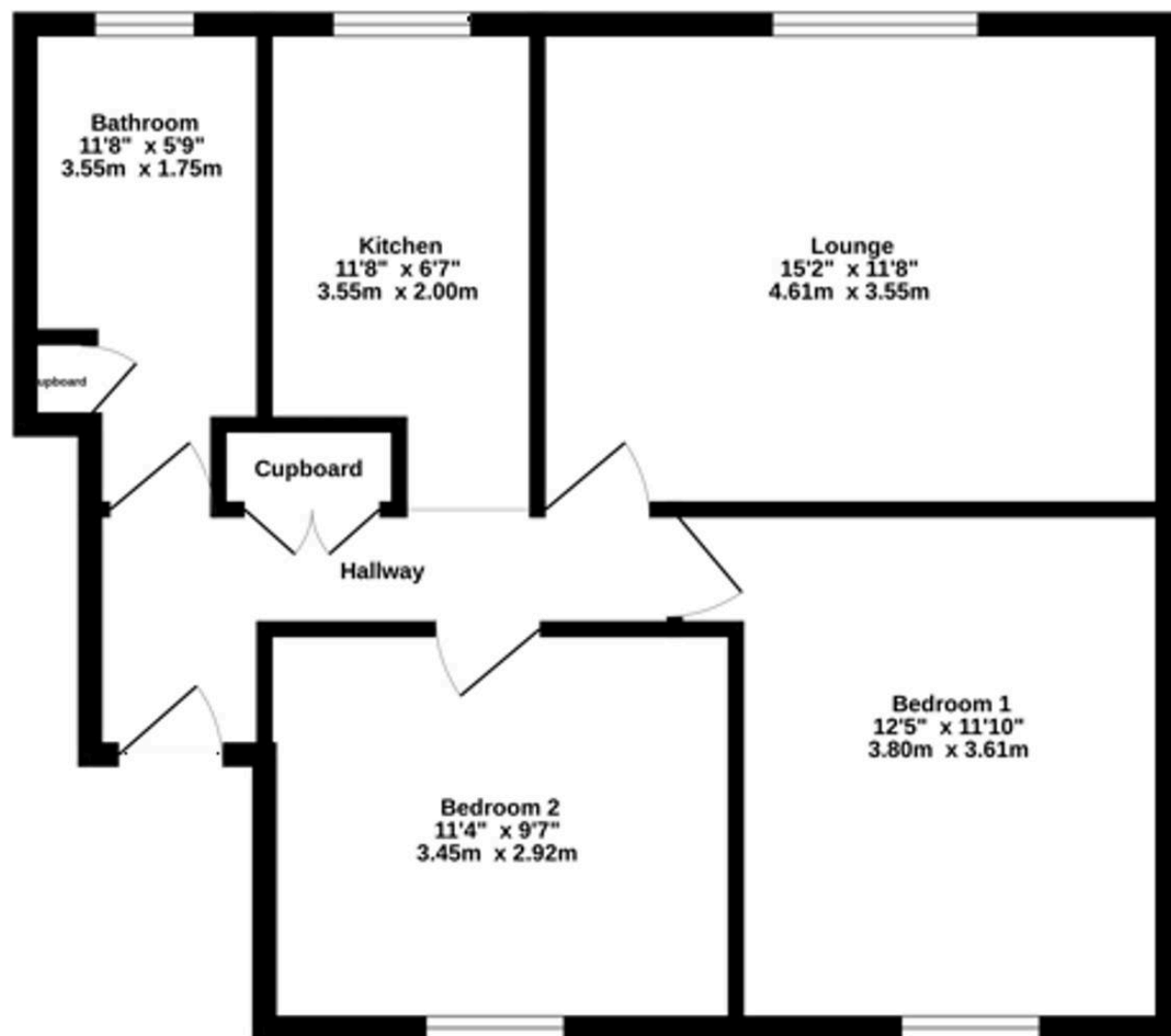
ALLOCATED PARKING

1 Parking Space

There is allocated, off-street parking to the front of the flat.



Ground Floor
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

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.