



'Lagganbuie', Portpatrick

Stranraer, DG9 8LF

Fixed Price £255,000

Lagganbuie

Portpatrick, Stranraer

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: C

EPC Energy Efficiency Rating: E

- Located with the most popular seaside village of Portpatrick
- Attractive, former railway station office
- Spacious family accommodation over one level
- Many period features to appreciate
- Large garage/workshop
- En-suite master bedroom
- Oil fired central heating
- Generous garden ground, with scope for further development subject to local authority approval
- Large detached garage
- Ample off-road parking



Lagganbuie

Portpatrick, Stranraer

Located within the heart of the sought-after seaside village of Portpatrick, this distinguished four-bedroom detached bungalow offers a rare opportunity to acquire a truly unique residence. Formerly the railway station office, the property exudes character and period charm, seamlessly blended with spacious, modern family accommodation all arranged on one level. Upon entering, you are welcomed to well-proportioned living spaces, ideal for both relaxation and entertaining. The home showcases an array of original features, complemented by tasteful updates, and boasts an en-suite master bedroom for added comfort and privacy. With oil-fired central heating ensuring warmth throughout the seasons, the layout is thoughtfully designed to maximise light and flow. The property also benefits from a substantial garage/workshop, perfect for hobbies or additional storage. Ample off-road parking enhances the practicality of this exceptional home, while the generous plot presents exciting potential for further development, subject to local authority approval.



Lagganbuie

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The bungalow is enveloped by its own secluded, private garden grounds, providing a tranquil oasis just moments from the village centre and coastline. The gardens are predominantly laid to lawn, interspersed with mature shrubs and screen hedging that create a sense of privacy and serenity. A charming cobble driveway winds its way to the detached garage, offering an attractive approach and ample space for multiple vehicles. The expansive garage/workshop is equipped with a roller door to the front, a convenient side service door, and full power and lighting, making it ideal for a variety of uses. Whether you are seeking peaceful family living, a home with character and history, or the scope to further enhance and develop, this property presents an exceptional proposition in one of Galloway's most desirable coastal settings.



Dining Room

A dining room to the rear with tiled flooring and CH radiator.

Kitchen

The kitchen has been fitted with a range of floor and wall-mounted units with cream worktops incorporating a Belfast sink with mixer. There is an extractor hood, gas cooker point (LPG bottles) and plumbing for an automatic washing machine. Pine lined ceiling and tiled flooring.

Lounge

A double-aspect main lounge featuring an impressive fire surround and hearth. Ornate cornice, picture rail, display recess, CH radiator and TV point.

Shower Room

A spacious shower room fitted with a WHB, WC and shower cubicle. There is also a purpose-built sauna. Ceramic wall tiles and heated towel rail.

Bedroom 1

A main bedroom to the front with a range of built-in furniture, CH radiator and TV point.

En-suite

The en-suite is fitted with a WHB, WC and cast iron roll-top bath. There is a separate corner shower cubicle. An additional feature of the en-suite is the original fire surround. Heated towel rail.



Bedroom 3

A bedroom to the front with ornate cornice, picture rail and CH radiator.

Study/Bedroom 4

A double-aspect study which can also be used as a fourth bedroom, if required. CH radiator.

Bedroom 2

A spacious double-aspect bedroom with TV point and CH radiator.

Garden

The property is set amidst its own area of secluded, private garden ground. It has mainly been laid out to lawn with mature shrubs and screen hedging. There is a cobble driveway leading to the garage and which provides ample off road parking.

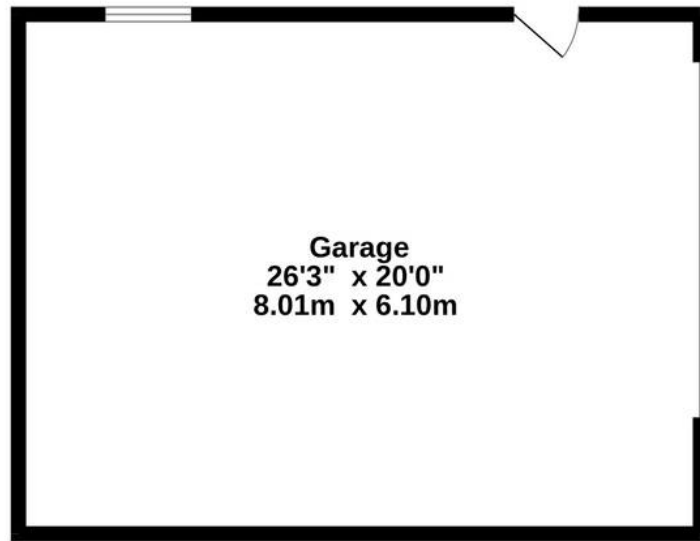
DOUBLE GARAGE

2 Parking Spaces

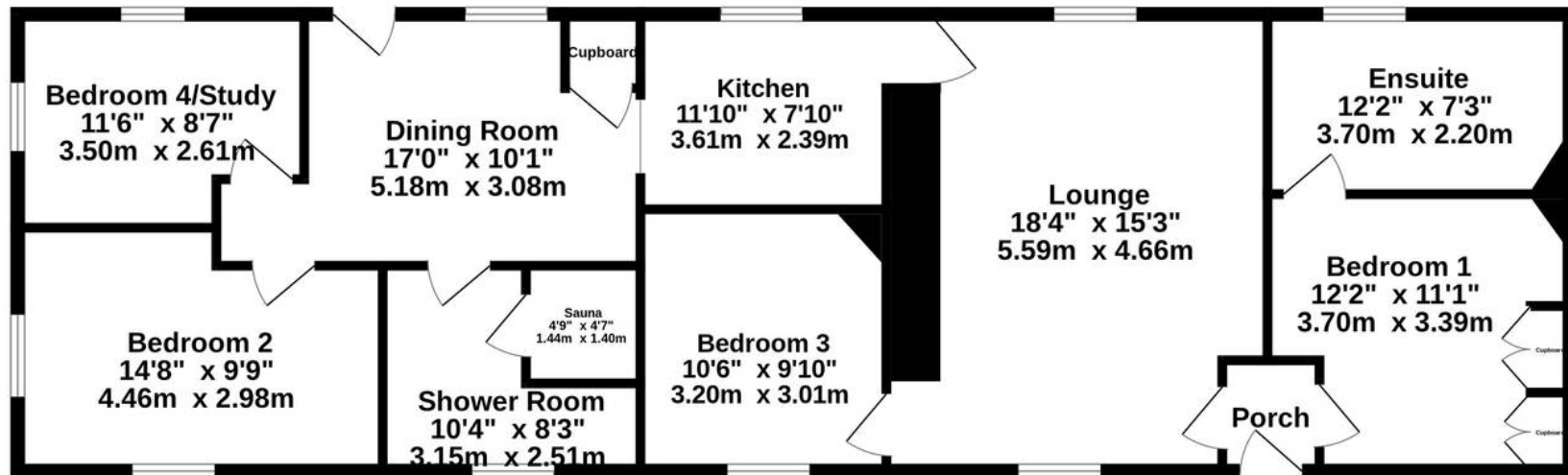
There is a large detached garage/workshop with roller door to the front, side service door, power and light.







Ground Floor
1640 sq.ft. (152.4 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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