



Laurieston, Portpatrick

Stranraer, DG9 8LF

PRICE: Offers Over £290,000 are invited

Laurieston

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: E

EPC Energy Efficiency Rating: G



Laurieston

Portpatrick, Stranraer

- Fully renovated "chalet" bungalow
- Situated within the popular seaside village of Portpatrick
- Splendid fitted kitchen
- Well appointed family bathroom, shower room and en-suite
- New internal woodwork, oak internal doors and an attractive oak spindle & rail staircase
- Biomass heating, heat recovery system, multi-fuel stoves, full rewire, new internal insulation and modern uPVC double glazing
- Tasteful decor throughout
- Generous family accommodation over two levels
- Secluded garden grounds
- Ample off-road parking for multiple vehicles

Nestled in the the picturesque seaside village of Portpatrick, this exceptional four-bedroom detached chalet bungalow offers a rare opportunity to acquire a fully renovated family residence of remarkable quality and style. Immaculately presented throughout, the property boasts generous accommodation arranged over two levels, finished with tasteful decor and thoughtfully chosen fixtures. The splendid fitted kitchen is perfect for family gatherings and entertaining, while the luxury family bathroom, contemporary shower room, and well-appointed en-suite ensure comfort and practicality for the whole household.



Attention to detail is evident in the new internal woodwork, striking oak internal doors, and the attractive oak spindle and rail staircase, all of which add to the overall sense of refinement.

The property benefits from state-of-the-art features including biomass heating, a heat recovery system, multi-fuel stoves, a full rewire, new internal insulation, and modern uPVC double glazing, ensuring high energy efficiency and year-round comfort. Spacious and versatile, this home is ideally suited for modern family living, offering well-proportioned rooms and a welcoming atmosphere throughout.

Laurieston is set amidst its own secluded garden grounds, providing a peaceful and private retreat just moments from the vibrant village promenade. The front garden features a manicured lawn, a gravel pathway, and mature shrub and flower borders, all enclosed within a decorative stone wall that enhances the property's kerb appeal. To the rear and side, the gardens have been thoughtfully laid out to gravel for ease of maintenance and are beautifully screened by established hedging. The property also benefits from a dedicated off-road parking area to the side, accessed by a sweeping driveway, with the added advantage of further parking space at the bottom of the drive, comfortably accommodating multiple vehicles. This impressive outdoor space is perfectly suited for family life, entertaining, or simply enjoying the tranquillity of the surroundings.

Hallway

The property is accessed by way of a uPVC double glazed storm door with double glazed side panels. The wide and welcoming hallway gives access to all of the ground floor accommodation and the oak spindle & rail staircase to the first floor. Vertical CH radiator.



Lounge

A spacious double-aspect lounge with a bay window to the front and featuring an inglenook fireplace housing a multi-fuel stove. Oak flooring, recessed lighting, CH radiator and a TV point.

Dining Room

A further spacious reception room with a bay window to the front and a double-glazed door leading to the garden. The dining room features an inglenook fireplace with a multi-fuel stove. Built-in storage cupboards, oak flooring, recessed lighting, a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with granite-style worktops incorporating an asterite sink with a swan neck mixer. There is an electric cooker point, extractor hood, integrated dishwasher and a fridge/freezer. The Rangemaster cooker may be available by separate negotiation. There is a small utility room with plumbing for an automatic washing machine. Recessed lighting and a vertical CH radiator.

Bathroom

The bathroom is fitted with a WHB, WC and a freestanding roll-top bath. Laminate flooring, recessed lighting and a heated towel rail.

Bedroom 1

A ground floor bedroom with an en-suite, a large built-in wardrobe, a CH radiator and a TV point.

En - Suite

The tiled en-suite is fitted with WHB, WC and a corner shower cubicle with an electric shower. Laminate flooring, CH radiator and a heated towel rail.

Bedroom 2

A further ground floor bedroom with a TV point and a CH radiator.



Landing

The upper landing provides access to further bedrooms and a shower room. Karndean flooring, recessed lighting and a CH radiator.

Shower Room

The shower room is fitted with a WHB, WC and a corner shower cubicle with an electric shower. Karndean flooring and a heated towel rail.

Bedroom 3

A well-proportioned bedroom currently used as a home office. There are skylight windows to the front and rear, karndean flooring, recessed lighting and a CH radiator.

Bedroom 4

A further bedroom with skylights to the front and rear. Karndean flooring, recessed lighting, CH radiator and a TV point.

Garden

Laurieston is set amidst its own secluded garden ground. To the front there is an area of lawn, gravel pathway and mature shrub and flower borders set within a decorative stone wall. The rear and side gardens are laid out to gravel for ease of maintenance and are screened by hedging.

DRIVEWAY

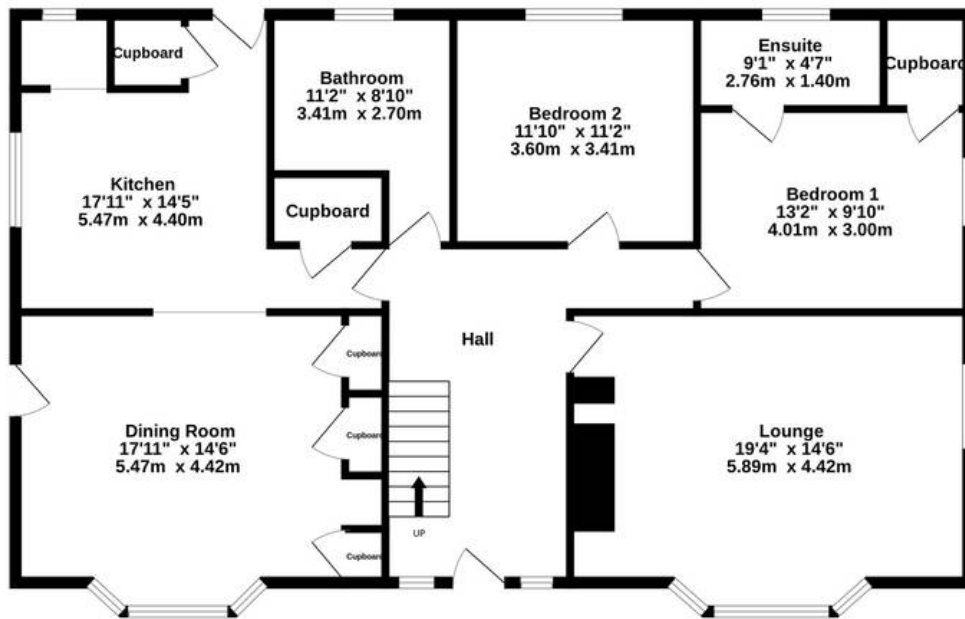
OFF STREET

4 Parking Spaces

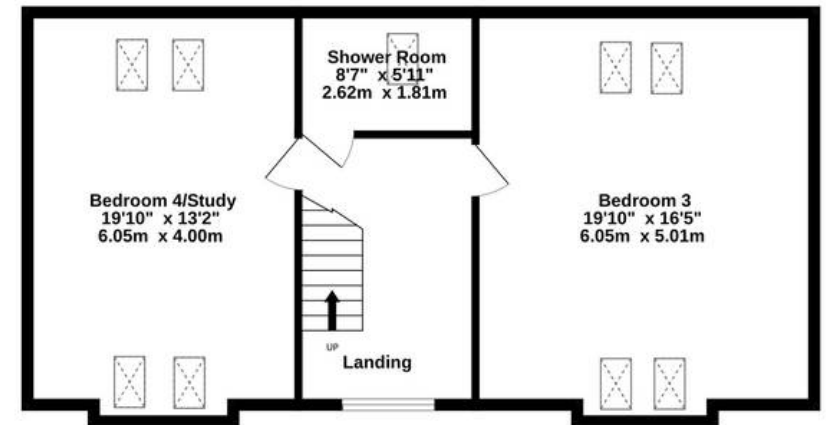
A sweeping driveway leads to dedicated off-road parking to the side of the property. There is additional parking in front of the property for multiple vehicles.



Ground Floor
1281 sq.ft. (119.0 sq.m.) approx.



1st Floor
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.4 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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