

**FOR SALE**

**18 EASTCLIFF,  
PORTPATRICK, DG9 8JY**



An opportunity arises to acquire well-proportioned, semi-detached 'chalet' style bungalow occupying an elevated position within the ever-popular village of Portpatrick on Scotland's southwest coastline. The property is in fair condition and will require some general renovation.

EPC = E

**HALLWAY, LOUNGE, KITCHEN, BATHROOM,  
4 BEDROOMS (1 EN-SUITE WC), GARDEN**

**PRICE: Offers over £90,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
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Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

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



## DESCRIPTION:

Occupying an elevated position on the upper perimeter of the delightful village of Portpatrick on Scotland's southwest coastline, this is a semi-detached 'chalet' style villa which provides well-proportioned family accommodation over two levels.

Of traditional construction under a slate roof, the property is in fair condition throughout and will require some general renovation. It is set within its own area of garden ground.

The popular village of Portpatrick on Scotland's South West coastline has long been a favourite with locals and visitors alike. It boasts numerous excellent hotels and restaurants and has as its central feature a charming harbour and promenade. Local amenities within the village include general store, post office, church, all weather sports facility, primary school, bowling green, craft shops and first-class golfing facilities.

Portpatrick also marks the start of the southern upland way, popular with walkers and is situated adjacent to rugged coastline and fabulous sandy beaches.

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.

## LOUNGE:



## KITCHEN:



## KITCHEN:



## BATHROOM:



## BEDROOM 1:



## BEDROOM 2:



### BEDROOM 3:



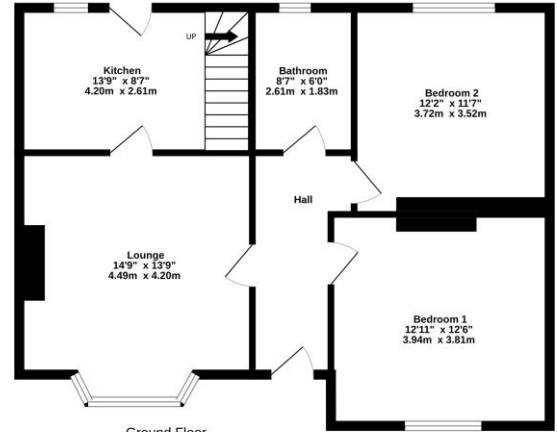
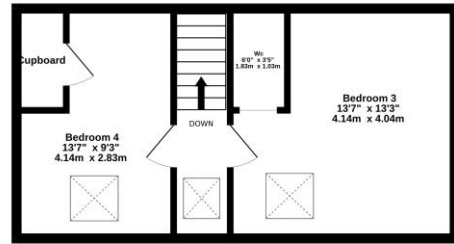
### BEDROOM 4:



### GARDEN:



1st Floor  
351 sq.ft. (32.7 sq.m.) approx.



Ground Floor  
711 sq.ft. (66.1 sq.m.) approx.

TOTAL FLOOR AREA: 1063 sq.ft. (98.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

**ENTRY:** Negotiable

**VIEWING:** By appt with *S.W.P.C*

**DETAILS PREPARED:** 11/07/2024

**COUNCIL TAX:** Band 'B'

**SERVICES:**

Mains electricity, drainage and water. EPC = E

**OFFERS:**

All offers for the above property should be made in writing to

South West Property Centre Ltd,  
Charlotte Street, Stranraer, DG9 7ED.  
Telephone (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**