




29 South Street

Port William, DG8 9SH





Terraced, 3-bedroom property with spacious rear garden and outbuilding .

Offers Over: £160,000 are invited



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### Key Features:

- . Comfortable 3-bedroom home
- . Separate outbuilding/ workshop
- . Oil fired central heating
- . Beach within walking distance
- . Full UPVC Double glazing
- . Generous sized rear garden
- . Conservatory to rear
- . Prime location
- . Walking distance to local amenities



**GAP**

galloway & ayrshire properties







## Property description

An opportunity arises to acquire a delightful, terraced cottage style property within the seaside village of Port William, which is sat on a generous sized plot. Having being extended, to the rear of the property allows for a conservatory overlooking the generous sized garden grounds. All village amenities are within easy reach, only a short walk distant. In good condition throughout with many features to appreciate including a spacious dining kitchen, separate dining room and lounge as well as a ground floor shower room. This property also benefits from an outbuilding to the rear with mains services supplied, currently used as storage however has the potential to be converted into separate accommodation. An ideal location for a second/ holiday home, viewing this property is to be thoroughly recommended.

With both the property being of traditional construction under a tile roof and extension to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground. There is an outlook to the front over other residences of varying design with the outlook to the rear being over garden ground and beyond. The outbuilding currently benefits from having mains power. This is an ideal space for storage which can also be used for a range of options. Local amenities within this popular village include a general store, post office, café/bar, primary school, and GP healthcare.

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 11 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (23 miles).









## Accommodation

### Hallway

Front entrance via UPVC storm door into entrance porch providing access to fuse box and electricity meter. Entrance into hallway providing access to ground floor accommodation as well as stairs leading to upper-level accommodation. Central heating radiator also.

### Dining room

Spacious dining room towards front of property with double glazed window and central heating radiator.

### Bedroom

Spacious double bedroom on ground floor towards rear of property with double glazed window providing rear out look, central heating radiator and built-in storage units.

### Shower room

Ground floor shower room comprising walk-in shower cubicle with electric shower and tiled wall, toilet and wash hand basin, wood panelling, central heating radiator and built-in storage unit as well as double glazed window .

### Lounge

Specious lounge towards front of property with double glazed window providing front outlook, central heating radiator, TV point and feature brick fireplace currently housing gas fire.

### Kitchen

Generous size kitchen towards rear of property with floor and wall mounted units, stainless steel sink with mixer tap, integrated electric fan oven and induction hob with built-in extractor, plumbing for washing machine, central heating radiator and double-glazed window providing rear outlook as well as access to rear conservatory.

### Conservatory

Conservatory to rear of property providing rear outlook over garden grounds, access via UPVC storm door, fully double glazed as well as built in storage.



## Accommodation

### Landing

Stairs leading to upper landing providing access to upper-level accommodation with Velux window loft hatch access and built in eaves storage.

### Bedroom

Spacious double bedroom on upper floor with central heating radiator and large Velux window as well as access into dressing room .

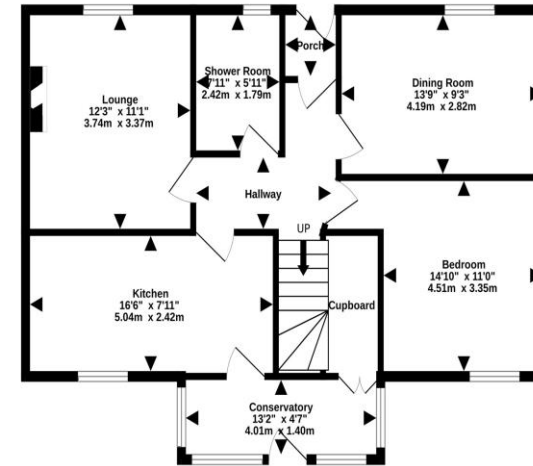
### Dressing room

Currently used as dressing room/ storage off main bedroom, a potential extra bedroom with two Velux windows for light.

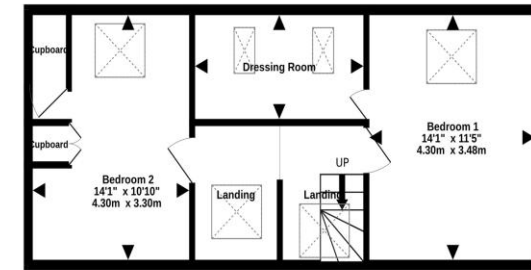
### Bedroom

Spacious double bedroom on upper floor with central heating radiator, large Velux window and built-in storage.

Ground Floor  
753 sq.ft. (70.0 sq.m.) approx.



1st Floor  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.1 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.







### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

### COUNCIL TAX

Band C

### EPC RATING

E(46)

### SERVICES

Mains electricity, water & drainage. Oil fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

