



**5 Heugh Rise, Portpatrick**

Stranraer, DG9 8UA

**PRICE: Offers Over £235,000 are invited**

## 5 Heugh Rise

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: F

Tenure: Freehold

- Sought after seaside village
- Only a short walk to the golf course
- Modern detached bungalow
- Well-proportioned family accommodation
- Attractive internal woodwork
- En-suite master bedroom
- Solar panels
- Double glazing
- Electric heating
- Easily maintained garden ground



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Portpatrick, Stranraer

Occupying a pleasant position within a much sought-after residential development towards the village's perimeter, this is a splendid, detached bungalow, in very good condition throughout, that provides well-proportioned and comfortable accommodation over one level. Situated within the quiet Heugh Rise cul-de-sac, it is set amidst its own easily maintained, landscaped garden ground and is located adjacent to other private residences of varying style. Of traditional construction under a tiled roof and finished in fyfestone/render, the property offers a range of benefits including a spacious kitchen, delightful bathroom, en-suite master bedroom, attractive internal hardwood finishings, full double glazing and electric heating with solar panels.

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### Hallway

The property is accessed by way of a wooden storm door with side panel. Glazed interior door with side panel to the hallway. Built-in storage cupboards and access to the loft.

### Lounge

A double-aspect main lounge to the front. Electric heater and TV point.

### Dining Room

A further reception room to the rear with sliding patio doors leading to the garden. Electric heater.

### Kitchen

The kitchen has been fitted with a full range of medium oak floor and wall-mounted units with cream worktops incorporating a stainless steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, integrated microwave, and space for an under-counter fridge and under-counter freezer. The utility area forms part of the kitchen and is fitted with matching floor units and matching worktops incorporating a stainless steel sink. There is a plumbing for an automatic washing machine.

### Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath

### Bedroom 1

A bedroom to the front with built-in wardrobe and electric heater.

### En-suite

The en-suite is fitted with a WHB, WC and shower cubicle. Heated towel rail.



### Bedroom 2

A bedroom to the rear with a window to the side. Electric heater.

### Bedroom 3

A further bedroom to the rear with electric heater.

### Garden

The property is set with its own area of easily maintained garden grounds which have mainly been laid out to lawn with gravel and shrub borders.

### GARAGE

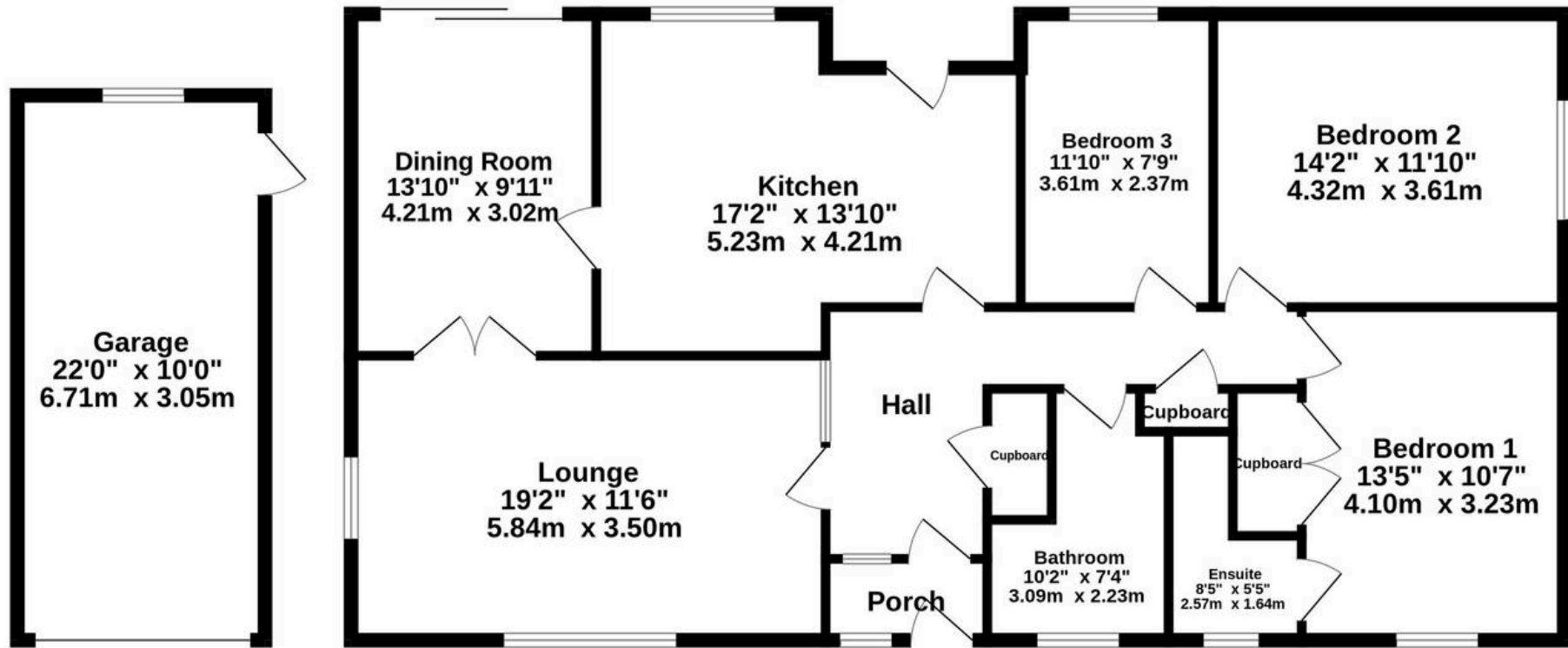
Single Garage

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





Ground Floor  
1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://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.