



Westering Heugh Road, Portpatrick

Stranraer, DG9 8TD

Guide Price £180,000

Westering Heugh Road

Portpatrick, Stranraer

Local amenities within the village include primary school, church, general stores, P.O, hotels, golf club, bowling green 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 some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

Please note – This property is not mortgageable.



Westering Heugh Road

Portpatrick, Stranraer

An opportunity to acquire a 2 bedroom detached bungalow nestled in an elevated position within the picturesque coastal village of Portpatrick. The property boasts open views over woodland to the village itself and beyond to the North Channel.

Situated conveniently close to the Dunskey Golf Club, this bungalow provides easy access for golf enthusiasts to indulge in their favourite pastime.

Inside, there is spacious accommodation spread across a single level, offering convenience and ease of movement throughout.

While the interior is in fair condition, there is ample scope for modernisation, allowing you to apply your personal touch and create the home of your dreams.

In addition to the comfortable living spaces, the property includes a large garage for your convenience and storage needs. It is set amidst its own generous area of mature garden ground, with the added benefit of off-road parking to the rear.

The property is fitted with oil-fired central heating which is not currently operational.

Please note - This property is not mortgageable.



Lounge

A generous main lounge to the front with floor-to-ceiling picture windows. From the lounge, there are wonderful views over woodland to the village itself and to the North Channel beyond. There is a tiled fire surround and hearth housing an open fire.

Dining Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink. Electric cooker point and plumbing for an automatic washing machine.

Dining Room

A reception room to the rear located off the lounge and kitchen.

Bathroom

The well-proportioned bathroom is fitted with a 3-piece suite comprising a WHB, WC and bath. There is a separate shower cubicle with an electric shower.

Bedroom 1

A double-aspect bedroom with built-in wardrobe.

Bedroom 2

A bedroom to the front with built-in wardrobe.

Porch

The property is accessed by way of a uPVC storm door with side panels.

WC

Located off the entrance porch and fitted with a WHB and WC.



GARDEN

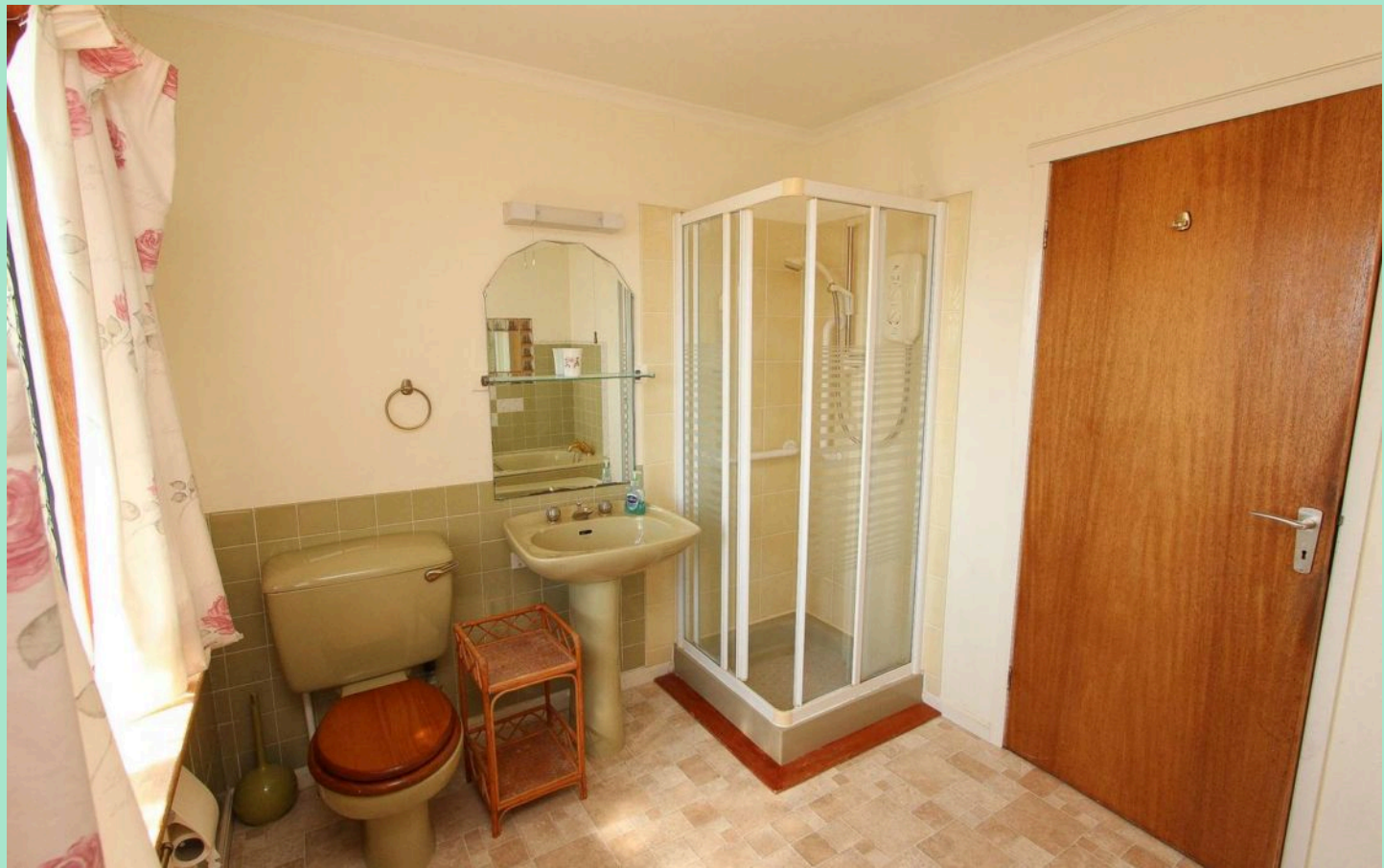
The property is set amidst its own area of mature garden grounds. The sloped front garden is mainly laid out to lawn with mature shrubs and trees. There is a raised patio which takes in the views over woodland to the village itself and North Channel beyond. The terraced rear garden has also been laid to lawn along with mature shrub borders. There is a small area of timber decking and a greenhouse.

Garage

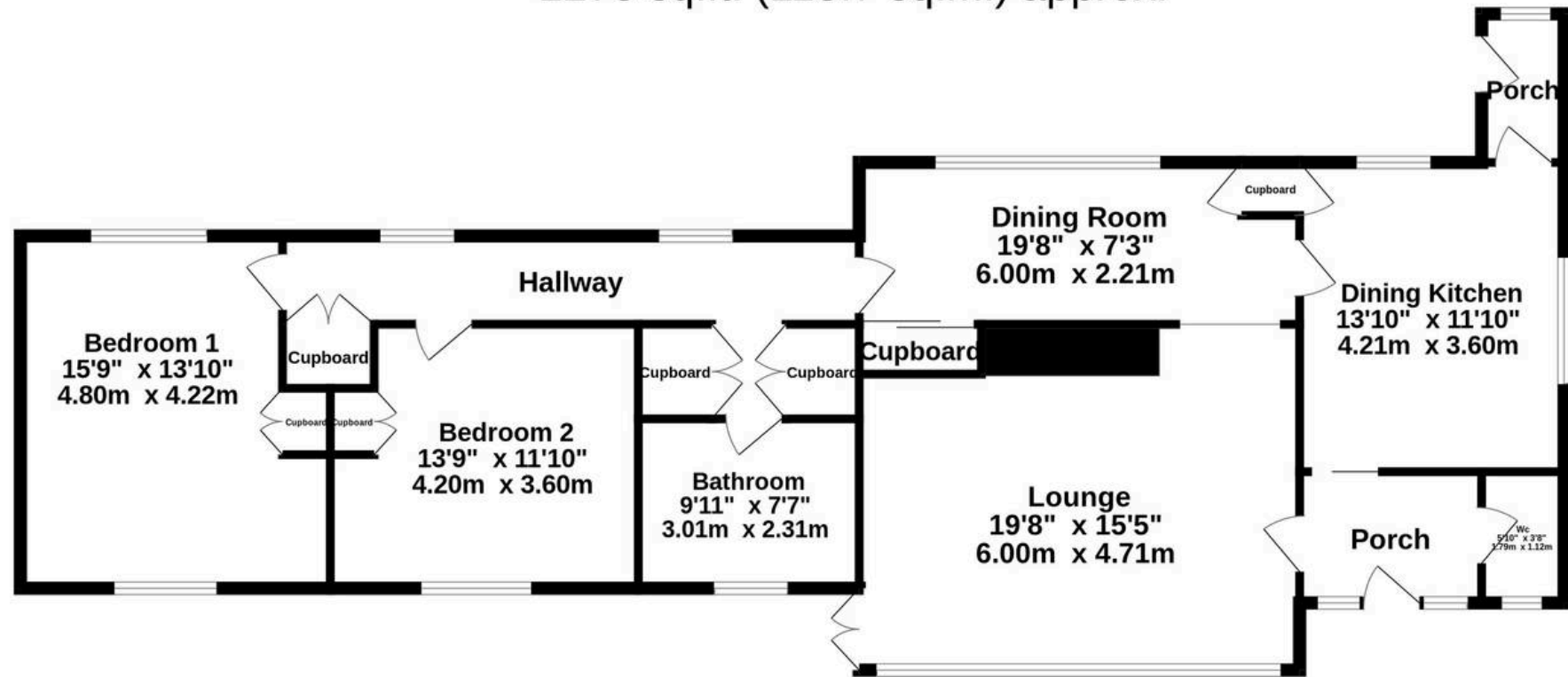
Double Garage

To the rear of the property there is a detached concrete panel garage and mono-block driveway providing off-road parking.

- Elevated situation within Portpatrick
- Views over woodland to the village itself and North Channel beyond
- Generous garden grounds
- Easy access to Dunskey Golf Club
- Spacious accommodation over one level
- Cedar construction under a felt roof
- Double glazing
- Fair condition with scope for modernisation
- Large garage
- Off-road parking



Ground Floor
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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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.