

2a Colonel Street, Portpatrick

Stranraer, DG9 8JU

PRICE: Offers Over £280,000 are invited

2a Colonel Street

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 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: C



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Portpatrick, Stranraer

Nestled within the most sought-after seaside village of Portpatrick, this charming 3/4 -bedroom semi-detached villa presents a rare opportunity to embrace coastal living at its finest. From the terraced garden, there are wonderful views over the village itself to the waters of the North Channel and to Northern Ireland beyond. Just a stone's throw away from the picturesque promenade, this residence exudes tranquility and charm.

Spanning three levels and in excellent condition throughout, the interior boasts generous family accommodation featuring a splendid 'dining' kitchen with direct access to the rear garden, a delightful shower room and attractive internal woodwork. Of timber frame construction under a slate roof the property also benefits from oil central heating and a wood-burning stove, complemented double-glazed sash and case windows.

Step outside to discover a generously proportioned terraced garden ground. Offering a seamless blend of natural beauty and functionality, the garden overlooks the village and North Channel beyond, inviting residents to unwind amidst the stunning vistas. Accessible from street level and via a charming bridge from the dining room, the garden beckons with its array of patios, adorned with natural bluebell and willow borders. Ascend the sandstone steps, graced with iron railings, to explore the various terraces, one of which features a tranquil garden pond.



Hallway

The property is accessed by way of a wooden storm door, repurposed from the Lighthouse on the Ailsa Craig. There is a hall cupboard and an understairs cupboard that is ideally suited as a wine cellar. Spindle and rail staircase to the first floor.

Lounge

A spacious ground-floor lounge featuring a wood-burning stove, CH radiator and TV point.

Study / 4th Bedroom

A study to the rear which could also be used as a ground-floor bedroom. If required, there is a storage cupboard with plumbing in place for the future installation of an en-suite.

Landing

The first floor landing provides access to the 'dining' kitchen and a bedroom. Spindle and rail staircase to the 2nd floor.

'Dining' Kitchen

The kitchen is fitted with a range of shaker-style floor units with a combination of solid hardwood and granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven, plumbing for an automatic washing machine and plumbing for a dishwasher. From the dining area, there are French doors leading to small bridge allowing access to the rear garden.

Bedroom 1

A spacious first-floor bedroom with a CH radiator.

Upper landing

The upper landing provides access to the second-floor bedrooms and the shower room.



Shower Room

The shower room is fitted with a WHB, WC and a large contemporary shower cubicle with a mains shower. Pine panelling, ceramic tiling and a heated towel rail.

Bedroom 2

A bedroom to the front with a rooftop view over the village to the North Channel.

Bedroom 3

A bedroom to the rear overlooking the rear garden. CH radiator.

Garden

To the rear of the property there is a generous area of terraced garden ground, from which there are wonderful views over the village itself to the North Channel beyond. The garden can be accessed from street level, along with first-floor access from the dining room by way of a small bridge. The garden is laid out in a variety of patios with natural bluebell and willow borders, all accessed by way of sandstone steps with iron railings. One of the terraces has a small garden pond. There is a wooden garden shed.

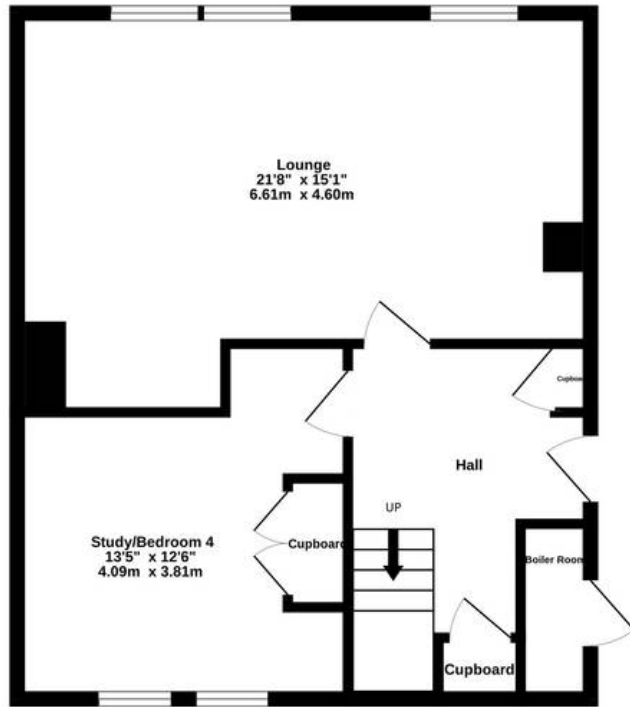
GARAGE

Single Garage

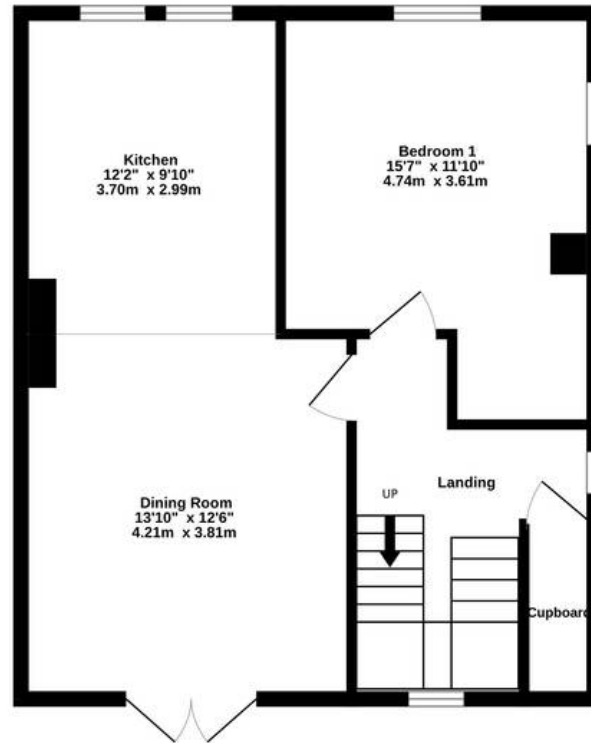
There is a detached garage located only a few meters from the property. The garage is in poor repair. It should be noted that the ground the garage is situated on is not owned by our client and a rent will be required to be paid to the land owner.



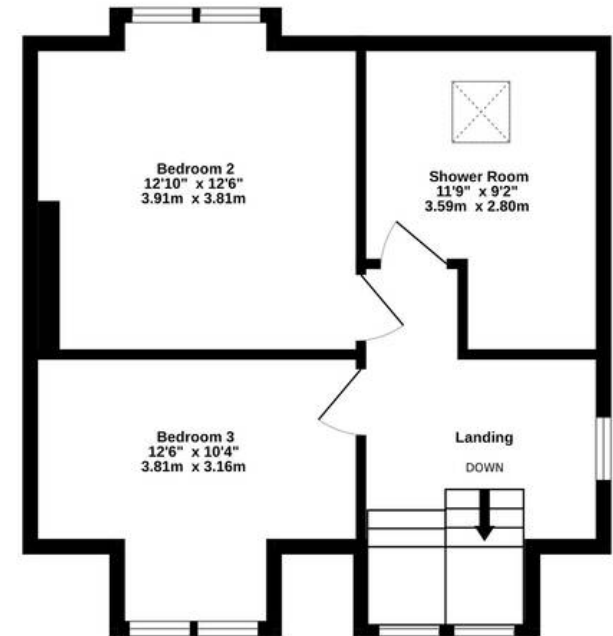
Ground Floor
554 sq.ft. (51.5 sq.m.) approx.



1st Floor
556 sq.ft. (51.7 sq.m.) approx.



2nd Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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.