



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# CRAIGMOUNT

HEUGH ROAD, PORTPATRICK, DG9 8TD

Spacious detached family home, enjoying an excellent elevated position within the popular coastal village of Portpatrick. The property enjoys fine views over the village and to the waters of the North Channel beyond.

## Accommodation:

### Ground Floor:

Garden Room  
Inner Hallway  
Reception Hallway  
Sitting Room  
Dining Room  
Open Plan Family Room/Kitchen  
Rear Hallway  
Utility Room  
Bathroom  
Boot Room

### First Floor:

Landing  
3 Double Bedrooms  
Master Bedroom  
Shower Room

### Outside:

Gardens  
Garage

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Craigmount is a spacious 4 bedroomed detached family home, enjoying an excellent elevated position within the popular coastal village of Portpatrick. The property enjoys fine views across the village to the waters of the North Channel beyond.

The property has been beautifully updated throughout providing bright and flexible accommodation ideal for modern living. This tasteful and well-presented detached home has an abundance of character, including original doors, ceiling cornicing and spending wooden handrail and bannister. This charming family home benefits from well proportioned, bright and spacious accommodation over two floors. 'Craigmount' is well positioned within a generous wrap round private garden with parking for a number of cars.

Portpatrick benefits from a number of local amenities within the village include primary school, church, local shop, hotels and restaurants. The focal point of this delightful coastal village is of course the charming harbour and promenade. There are a number of coastal paths and walks providing access to rugged coastline and to marvellous sandy beaches. The area as a whole is ideal for outdoor enthusiasts with a range of outdoor pursuits including fishing, golf courses, sailing and walking on the Southern Upland Way which in fact starts in Portpatrick.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses nearby. The town is a hotbed of Scottish Curling, with the renowned local rink at the North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away, including the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets and a variety of small independent shops.

#### ACCOMMODATION

Entered from the front garden through uPVC double glazed door with glazed side panels into:-

#### GARDEN ROOM **7.68m x 1.68m widening to 2.65m into bay window**

Bright garden room with vaulted ceiling with painted wood panelling. Recessed LED ceiling spot lights. Wrap around bay style window providing fantastic views over the front garden across to the sea beyond. Wall lights. Fitted carpet. Step up to main reception hallway. Step up into:-

#### INNER HALLWAY **1.83m x 1.29m**

Former original entrance with Wooden glazed storm door with glazed panels above and to side. Wood panelling on one wall. Cupboard housing electric meter and fuse box. Recessed alcove. Ornate ceiling light. Fitted carpet. Opening into:-

#### RECEPTION HALLWAY **3.38m x 1.85m lengthening to 4.44m x 1.14m**

Spacious L-shaped reception hallway with doors leading off to sitting room, dining room and rear hallway. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. Smoke alarm. Heat sensor. Carpeted staircase with wooden handrail and banister leading to first floor level. Navien controller.

#### SITTING ROOM **4.83m widening to 4.95m x 5.15m into bay window**

Well-proportioned bright front facing sitting room enjoying a fine outlook across the garden to the sea beyond. Feature open fireplace with marble surround and hearth. Two wall lights. Ceiling light. UPVC double glazed bay window with horizontal blinds, curtain pole and curtains above. Two radiators with thermostatic valves. BT internet point. TV aerial point. Ceiling cornicing. Fitted carpet.

#### DINING ROOM **6.32m x 4.24m narrowing to 4.13m to chimney breast**

Spacious family dining room which can be accessed directly from the main reception hallway and open plan Family room / Kitchen. This delightful room benefits from ample natural light from uPVC double glazed window to side with horizontal blinds above and French door leading out to the front garden and decked area with

glazed side panels. Feature open fireplace with brick surround and hearth with solid wooden mantel above. Ceiling cornicing. Two contemporary radiators. Two built in cupboards with shelving. Candelabra style ceiling light. Picture rail. Fitted carpet. Wooden glazed double doors open into a modern family room/kitchen extending the space available for entertaining and family gatherings.

#### OPEN PLAN FAMILY ROOM/KITCHEN **6.91m x 3.87m widening to 5.57m**

Immediately adjacent to the formal dining room this recent addition to the property has created a modern open plan family room/kitchen which is well suited for modern living providing further flexible living accommodation.

#### Family Room Area **3.99m x 3.55m**

Graphite contemporary vertical radiator. Feature inglenook fireplace with brick surround and hearth and recessed alcoves to either side with lighting and glass shelving. Recessed LED ceiling spotlights. Flooring partially laid to wood effect parquet flooring and partially tiled. Heat sensor. Opening into:

#### Contemporary Kitchen Area **5.68m x 3.46m**

Graphite grey fitted kitchen units with marble work surfaces and splashbacks. Black inset sink with boiling water mixer tap above. Bosch integrated dishwasher. Rangemaster range cooker with induction hob and electric ovens beneath. Corian splash backs. Neff contemporary extractor hood above. Large uPVC double glazed picture window to rear with roller blind above. Recessed LED ceiling spot lights. Two large Velux windows providing an abundance of natural light. Loft access hatch. Floor to ceiling pantry cupboards. uPVC double glazed French doors opening out to private rear garden with fitted blinds. Door leading through to:-

#### REAR HALLWAY **2.97m x 2.73m at widest narrowing to 0.99m**

Partially laid to carpet and partially laid to tiled flooring. Large walk in under stairs storage cupboard. Wooden door leading to main reception hallway, ground floor shower room, utility room and rear vestibule. Wooden glazed door leading to rear vestibule. Two ceiling lights. Velux window. Radiator with thermostatic valve.



**UTILITY ROOM** 2.95m x 2.04m

Fitted kitchen units providing useful additional storage. Tiled splash backs. Stainless steel sink with drainer to side. Ceiling light. Tiled flooring. Built in shelving. Two uPVC double glazed windows to rear with roller blinds above.

**BATHROOM** 3.56m x 2.25m

Contemporary bathroom with suite of white wash hand basin and WC. White bath with mixer tap and shower attachment. Tiled splash backs to waist height. Large walk in shower cubicle with mains digital shower above and glazed shower screens. Wood effect Karndean flooring. Underfloor heating. Heated period towel rail with thermostatic controller. Recessed alcove with built in shelving and lighting above. Recessed LED ceiling lights. Obscure glazed uPVC double glazed window to rear with granite sill beneath. Xpelair extractor fan.

**BOOT ROOM** 2.27m x 1.56m

Handily located boot room. Tiled flooring. Two hardwood double glazed windows to side with uPVC double glazed stable door to rear. Wood panelling on all walls. Recessed spotlights. Coat hooks.

Carpeted staircase with wooden handrail and bannister leading up to first floor level

**FIRST FLOOR LANDING** 3.48m x 2.31m

Large hardwood picture window providing additional natural light onto the stairwell with roller blind, curtain pole and net curtains above. Fitted carpet. Radiator with thermostatic valve. Ceiling light. Smoke alarm. Ceiling cornicing. Loft access hatch. Large linen cupboard with shelving providing useful additional storage.

**DOUBLE BEDROOM 1** 3.66m x 2.22m

Rear facing double bedroom overlooking the garden. uPVC double glazed window with curtain pole and curtains above. Fitted carpet. Partially coombed ceiling. Velux window to side. Radiator with thermostatic valve.

**SHOWER ROOM** 2.31m x 1.69m

Contemporary shower room with white WC and slim line contemporary white wash hand basin with mixer tap above, inset into modern vanity unit providing additional storage. Velux window with built in blind to side. Large walk in shower cubicle with Aqualisa mains shower with monsoon rainfall shower head and further shower attachment. Recessed LED ceiling spot light. Graphite grey contemporary heated towel rail. Ceramic tiled floor.

**MASTER BEDROOM** 4.82m under eaves x 3.85m at widest narrowing to 3.40m

Spacious bright master bedroom with two hardwood effect uPVC double glazed windows overlooking the front garden across to Portpatrick and the sea beyond. Deep sill. Radiator with thermostatic valve. Partially coombed ceiling. Cornicing. Fitted carpet.

**DOUBLE BEDROOM 3** 4.91m into window x 4.13m widening to 4.23m

Another beautifully proportioned front facing double bedroom with three sash and case windows to front with deep sill beneath and roller blinds above. Radiator with thermostatic valve. Built in cupboard with two hanging rails. Recessed alcove with deep shelf and cupboard beneath. Large walk in recessed alcove which could be easily converted to a walk in wardrobe. Ceiling cornicing. Ceiling light. Fitted carpet.

**DOUBLE BEDROOM 4** 4.21m x 3.78m under eaves

Generous double bedroom overlooking the side garden. Large uPVC double glazed tilt and turn picture window with deep sill and radiator with thermostatic valve beneath. Partially coombed ceiling. Ceiling cornicing. Recessed alcove with fluorescent strip light, which could ideally be turned into a walk in wardrobe or built in wardrobe storage area.

**OUTSIDE**

Craigmount is well positioned in a generous wrap round garden. To the front of the property is a generous driveway providing ample parking for a number of vehicles with room for a boat or motorhome if desired.

The front garden is mainly laid to lawn bordered by hedging and fencing to each side. Well established flower beds stocked with a variety of shrubs and trees providing colour and interest all year round. Immediately adjacent to the front of the property is a generous decking area with a glass balustrade which can be accessed directly from the dining room.

To the rear of the property is a good sized mono blocked paved patio area which can also be used to provide additional parking. Steps lead up from the patio to a terraced garden mainly laid to lawn bordered by well-established flower beds with a variety of plants including poppies and wild roses. Two further sheltered terraced areas with steps leading up to formal lawn and orchard.

**GARAGE** 5.47m x 3.06m

Detached brick built garage with up and over door. Concrete floor. Ceiling light.

**BURDENS**

The Council Tax Band relating to this property is G.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is E.

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage.



**ENTRY**

Subject to negotiation.

**HOME REPORT**

A home report has been prepared for this property and can be obtained by contacting our office.

**GENERAL ENQUIRIES, VIEWING & OFFERS**

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/WEBSM01-01



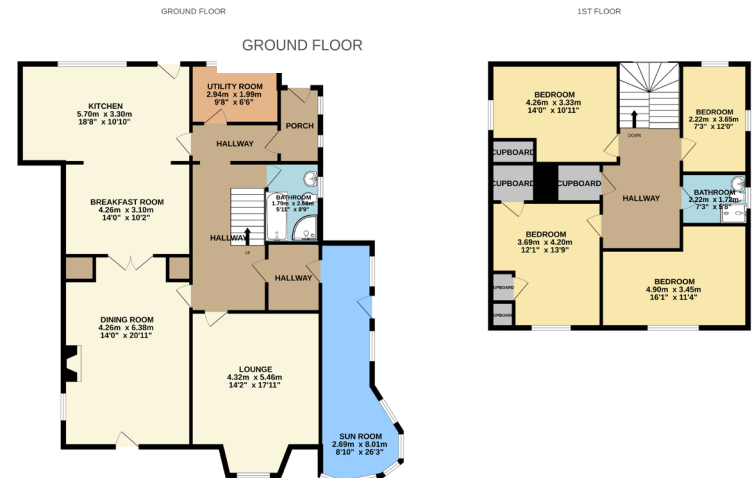


**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
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