



south west property centre



'Bute', 10b Main Street, Portpatrick

Stranraer, DG9 8JJ

Offers Over £214,995 are invited.

10b Main Street

Portpatrick, Stranraer

The property is located in a central location within the picturesque village of Portpatrick. This is locally referred to as the 'old part' of the village, close the sea front and stunning harbour basin. Properties in this quarter are of the traditional vernacular. From this situation the property is well placed to access the many restaurants and bars which can be found in the village and is a short walk from the sea front and harbour.

Council Tax band: TBC

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Situated within the heart of Portpatrick
- Only a short walk from the promenade
- Excellent condition throughout, having been fully renovated
- Contemporary kitchen
- Delightful bathroom
- En-suite master bedroom
- Ground floor WC
- Small patio area to the rear
- Ideally suited to those in search of a low maintenance residence

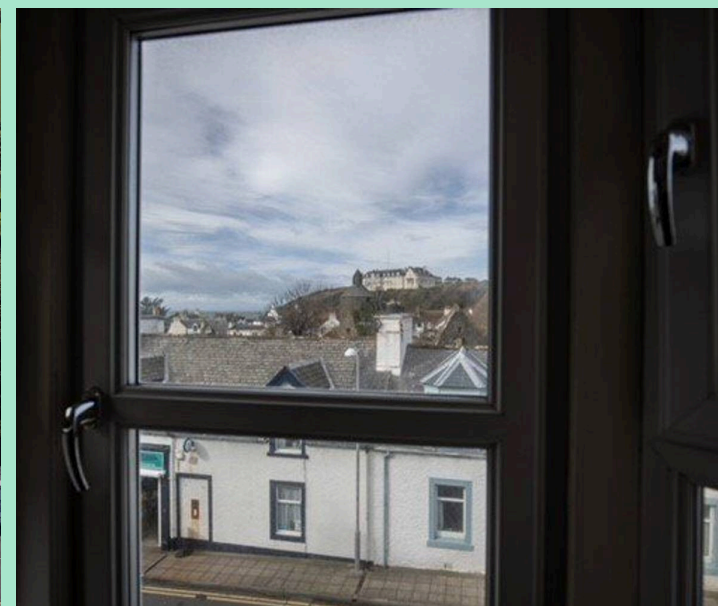


10b Main Street

Portpatrick, Stranraer

An opportunity arises to acquire a superbly appointed, well proportioned property located within the heart of Portpatrick. In excellent condition throughout having undergone a programme of modernisation in the past. The property offers comfortable accommodation over three floors with a small outside area to the rear. Electric central heating and double glazing. A turnkey property currently being used as a holiday let with high occupancy levels and steady/growing income.

The property has in recent times been completely renovated and for sale in good condition. The property is in excellent decorative order with a neutral colour palate having been adopted. The property is well appointed and sport a contemporary fitted kitchen and bathrooms. The property is equipped with electric heating. Our clients have furnished the property to a high standard and this furniture, floor coverings, blinds etc will be included in the sale. Our clients have operated this holiday business for 10 years over which time there has been steady occupancy, presently averaging 30 weeks a year.



10b Main Street

Portpatrick, Stranraer

The business continues to grow and the season appears to be extending each year, evening out the traditional spikes at peak season periods.

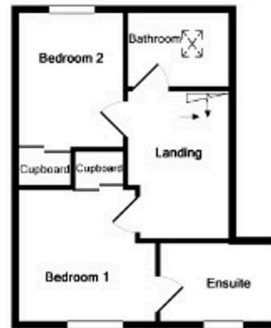
Portpatrick is and always has been a very popular holiday destination be it for weekend breaks or longer stays. However our clients have also had uptake for the property from businesses operating in the area looking for accommodation for contractors etc and this alternative business dynamic affords potential to maintain occupancy through traditionally quieter periods.



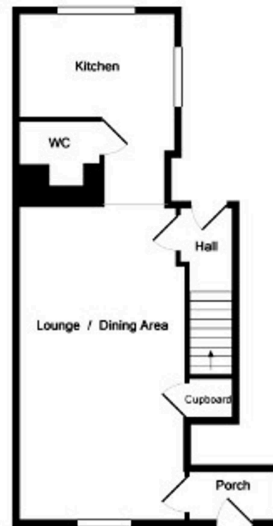


Bedroom 3

2nd Floor



1st Floor



Ground Floor

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.