

**8 Chalet Road, Portpatrick**

Stranraer DG9 8DW

**Offers Over £180,000 are invited**

## 8 Chalet Road

Portpatrick, Stranraer

Local amenities within the village include a primary school, a 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, 9 miles distant and include supermarkets, healthcare, an indoor leisure pool complex, and a secondary school.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



# 8 Chalet Road

Portpatrick, Stranraer

- A very well-presented villa
- In immaculate condition throughout
- Delightful views, from the first floor, over Dunskey Golf Club to the North Channel beyond
- Splendid walnut design 'dining' kitchen
- Well appointed family bathroom
- Neutral decor throughout
- Attractive internal woodwork
- Electric central heating & uPVC double glazing
- Mater bedroom with an en-suite & Juliette Balcony
- Low maintenance, patio garden ground



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Portpatrick, Stranraer

This beautifully presented three-bedroom end of terrace villa offers a rare opportunity to acquire a home in immaculate condition, perfectly positioned to enjoy delightful panoramic views from the first floor over Dunskey Golf Club and the North Channel beyond. Designed with both style and practicality in mind, the property boasts a splendid walnut design dining kitchen that is ideal for entertaining, complemented by a well-appointed family bathroom and neutral décor throughout. Attractive internal woodwork adds a touch of elegance to each room, while the electric central heating and uPVC double glazing (replaced 4 years ago) ensure comfort and efficiency all year round. The master bedroom is a true retreat, featuring a luxurious en-suite and a charming Juliette balcony where you can savour the afternoon sun and pleasant vistas.

Each room is thoughtfully arranged to maximise space and natural light, creating a welcoming and refined atmosphere throughout the home. The property is further enhanced by its low maintenance patio garden ground, offering the perfect blend of indoor comfort and outdoor living.



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Set amidst its own easily maintained garden ground, this villa's exterior is as appealing as its interior. The front garden is beautifully laid out with a combination of Indian Sandstone paving and stylish quartz gravel, providing a practical entrance. Pedestrian access to the rear leads to a private patio garden, thoughtfully designed for relaxation and enjoyment. Here, timber decking creates an inviting space for alfresco dining, while a raised gravel border with alpine planting adds a splash of colour and texture.

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- Master bedroom with an en-suite & Juliette Balcony
- Low maintenance, patio garden ground



### **Porch**

The entrance porch is accessed by way of a uPVC storm door. There is a picture window to the front, built-in storage cupboard and a glazed interior door leading to the hallway.

### **Hallway**

The hallway provides access to ground floor accommodation and the spindle & rail staircase to the first floor. Hardwood flooring, under-stairs storage and a CH radiator.

### **Lounge**

A main lounge with a picture window to the front. Hardwood flooring, wall lights, CH radiator and a TV point.

### **'Dining' Kitchen**

The spacious ' dining' kitchen is fitted with a range of walnut design floor units with granite-style worktops incorporating a stainless steel sink and drainer with a swan neck mixer tap. There is a ceramic hob, extractor hood and a built-in oven. There are sliding patio doors leading to the rear patio garden. Recessed lighting, a wall light, a CH radiator and a TV point.

### **Utility Room**

A most useful utility room fitted with a sink unit, granite-style worktops, plumbing for an automatic washing machine and under-counter space for a tumble dryer. There is a built-in storage cupboard.

### **WC**

A ground floor WC comprising a WHB and WC in white. CH radiator.



### **Landing**

The upper landing provides access to the family bathroom and the bedroom accommodation. CH radiator.

### **Bathroom**

The tiled bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. Wall mirror, wall lights and a CH radiator.

### **Master Bedroom**

A master bedroom with an en-suite and French doors leading to a Juliet balcony, from which there are views over Dunskey Golf Club to the North Channel beyond. CH radiator.

### **En-Suite**

The en-suite is fitted with a WHB and WC in white. There is a large shower cubicle housing a mains shower. Wall mirror, recessed lighting and wall lights. CH radiator.

### **Bedroom 2**

A bedroom to the front with a built-in wardrobe, CH radiator and a TV point.

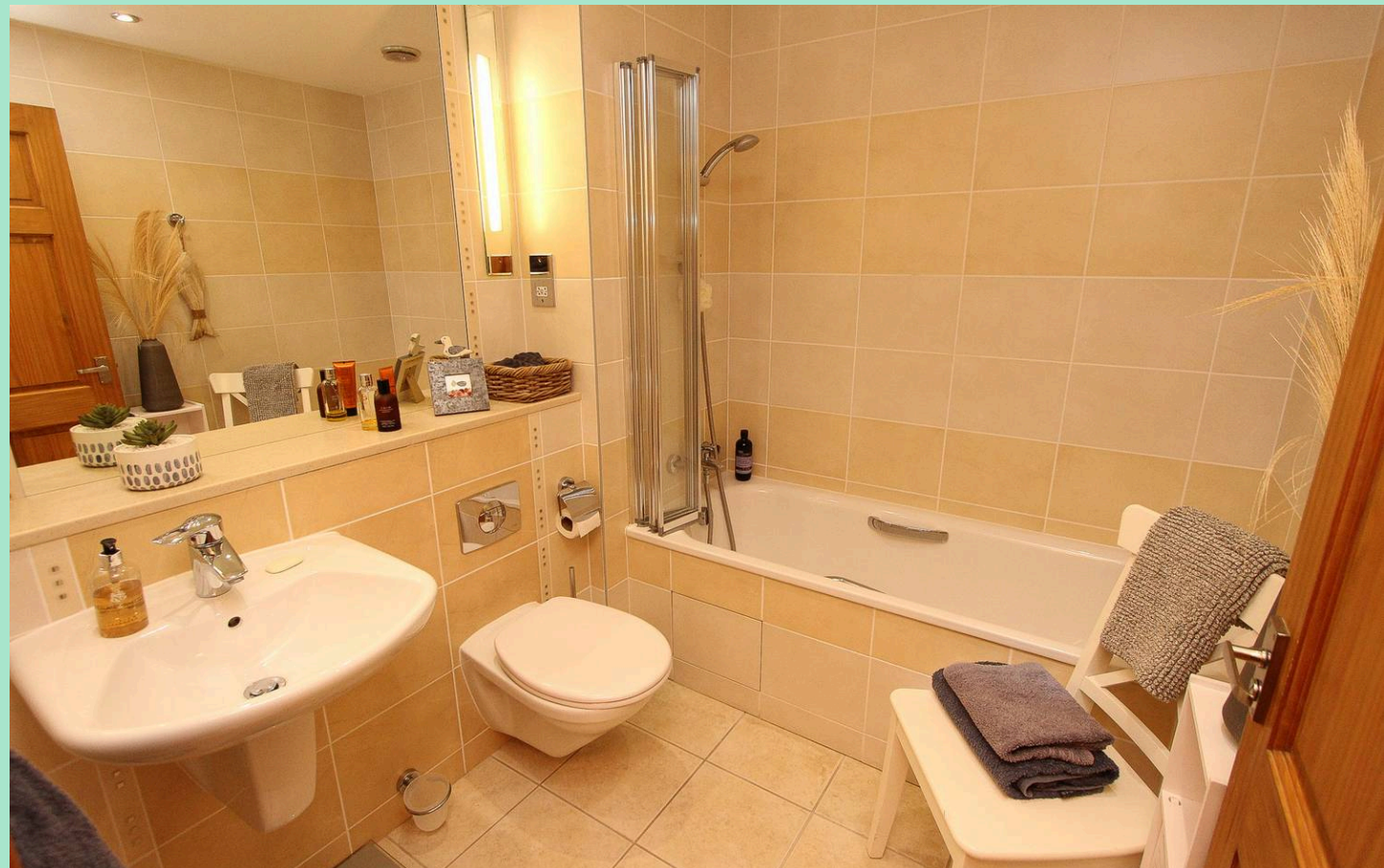
### **Bedroom 3**

A further bedroom to the front with a CH radiator.

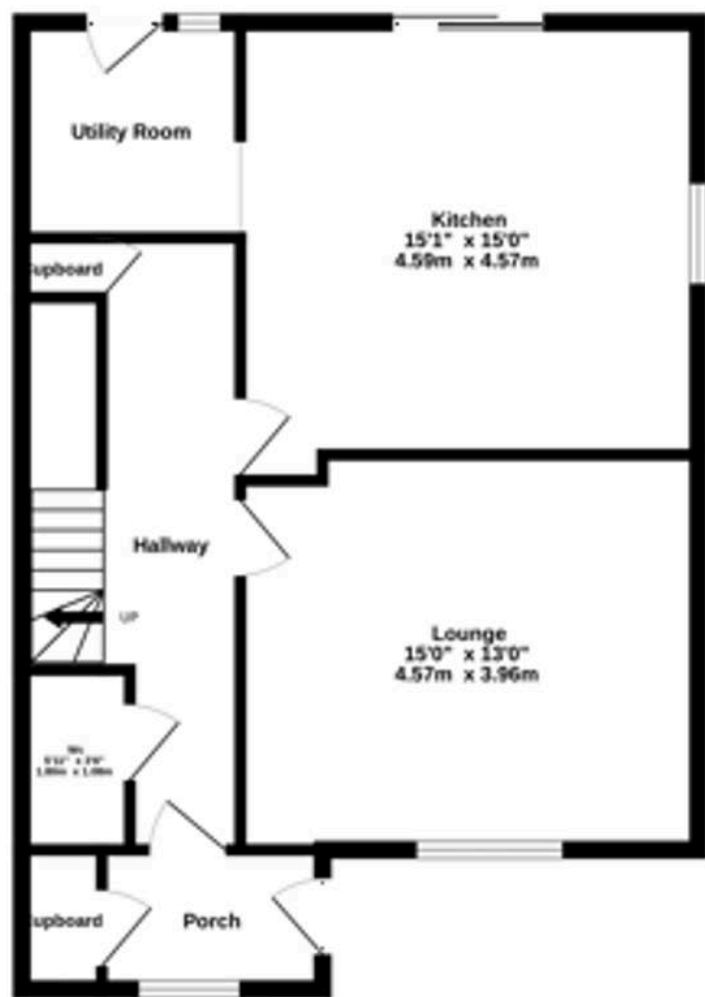
### **Garden**

The property is set amidst its own low-maintenance garden ground. The front has been laid out in a combination of Indian Sandstone paving and quartz gravel. There is pedestrian access to the rear patio garden. The rear patio garden is comprised of timber decking, a raised gravel border with alpine planting. There is a wooden garden shed and a small tool shed.

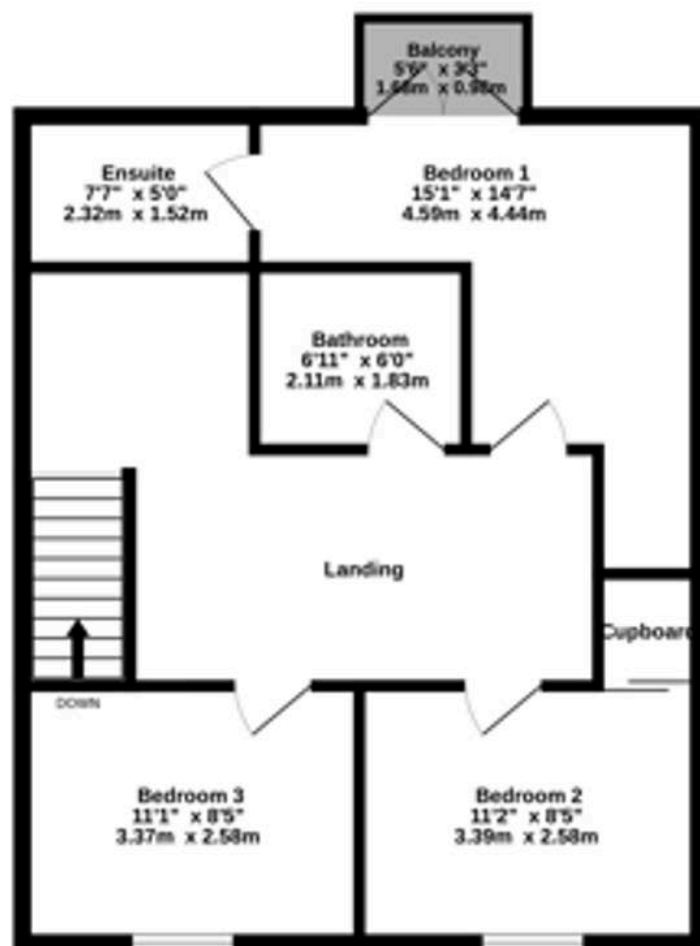
### **ALLOCATED PARKING**



Ground Floor  
648 sq.ft. (60.2 sq.m.) approx.



1st Floor  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriplex C020

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.