



27 South Street, Port William

Newton Stewart, DG8 9SH

Offers Over: £110,000 are invited.

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Port William, Newton Stewart, DG8 9SH

Port William is a small coastal village situated on the eastern shore of Luce Bay in the Machars area of Dumfries and Galloway. The village provides a range of local amenities and is centred around its harbour and waterfront. South Street is conveniently positioned within the village, allowing straightforward access to local facilities and the seafront. The surrounding area is well known for its coastal scenery, countryside and access to a number of smaller villages and communities throughout the Machars. The larger town of Newton Stewart is within travelling distance and provides a wider range of shops, supermarkets, schools, leisure facilities and other services. The area also offers good access to the wider Dumfries and Galloway countryside and coastline.

- Traditional stone-built end-terraced property
- Three first-floor bedrooms
- Additional ground-floor sitting room suitable for use as a fourth bedroom
- Separate lounge and dining room
- Rear kitchen & ground-floor bathroom
- Front and rear entrance porches
- Generous rear garden extending to a good depth
- Greenhouse and useful timber outbuildings
- Requires a degree of modernisation and upgrading
- Situated within the coastal village of Port William

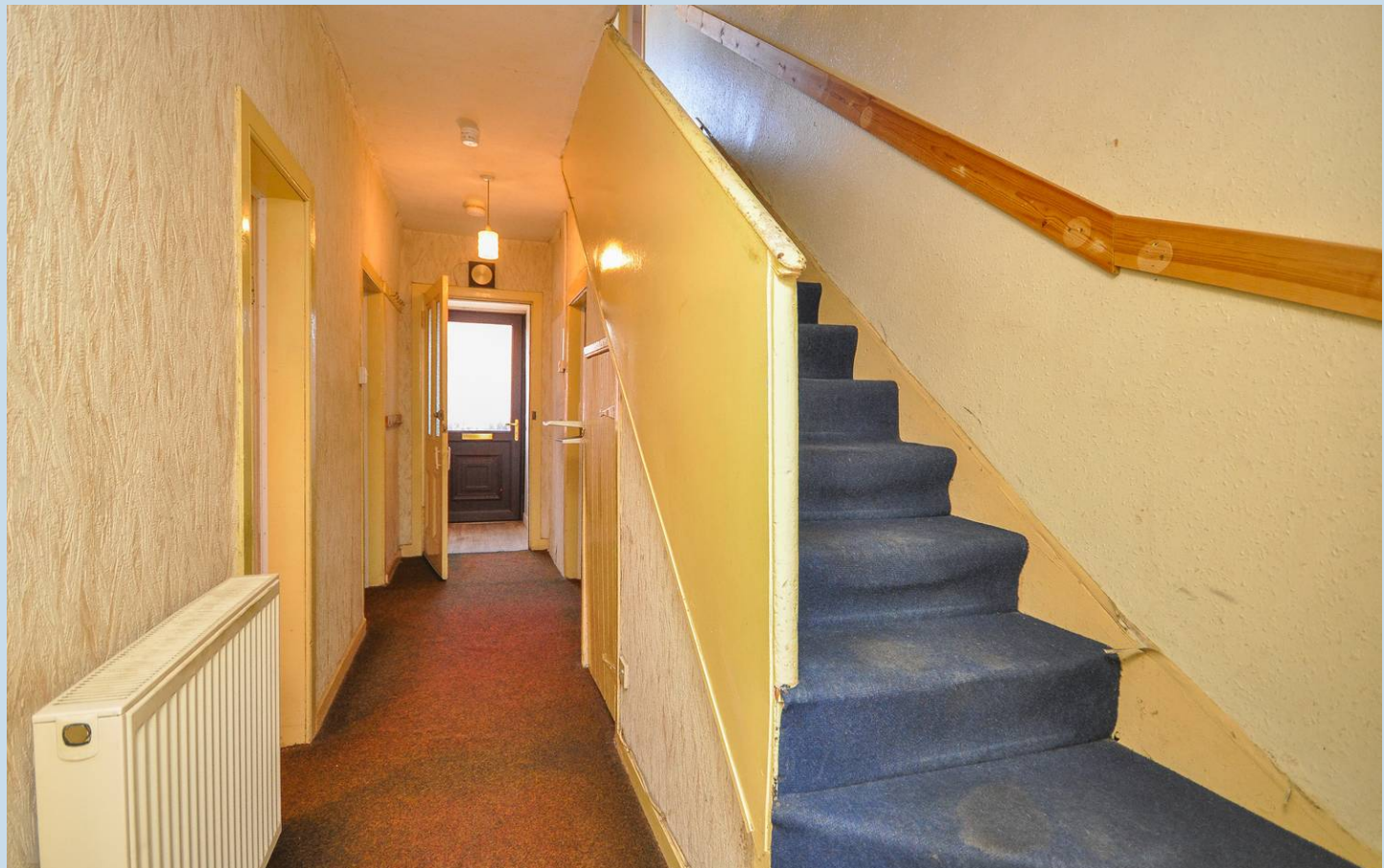


A traditional stone-built end-terraced property situated on South Street within the coastal village of Port William. Providing approximately 1,170 sq.ft. of accommodation over two levels, the property offers a flexible three/four-bedroom layout together with a particularly generous rear garden.

The ground-floor accommodation is arranged around a central hallway with stairs leading to the upper floor. There are two separate public rooms to the front and rear, comprising a lounge and sitting room. The sitting room could readily provide a ground-floor fourth bedroom if required, giving the property useful flexibility. A separate dining room provides further living accommodation and gives access through to the kitchen. The kitchen is positioned to the rear, while the ground-floor bathroom is fitted with a three-piece suite comprising bath, WC and wash-hand basin. Front and rear porch areas complete the ground-floor accommodation.

On the first floor, the landing provides access to three bedrooms. The largest bedroom is a particularly generous double room and benefits from built-in storage, while the remaining two bedrooms also have fitted cupboards. The property would now benefit from a programme of modernisation and cosmetic upgrading, providing the purchaser with the opportunity to improve the accommodation to their own requirements. Externally, one of the main features is the substantial rear garden, which extends to a good depth behind the property. It comprises areas of lawn together with established hedging, traditional stone boundary walling, pathways and planting areas. A greenhouse and several timber outbuildings provide additional storage and gardening space.

Overall, this is a spacious traditional property offering versatile accommodation, three or four potential bedrooms and a significantly larger garden than is often found with a village property of this type.



Hallway

A long central hallway providing access to the ground floor accommodation, with staircase rising to the first floor, radiator and useful under-stair storage.

Dining Room

13' 8" x 11' 0" (4.16m x 3.35m)

Well-proportioned dining room with a front-facing window providing natural light, carpeted flooring and radiator. The room provides direct access through to the kitchen and also connects with the central hallway.

Kitchen

8' 11" x 8' 0" (2.72m x 2.45m)

Rear-facing kitchen fitted with a range of wall and base units with worktop surfaces, stainless steel sink and drainer and tiled splashbacks. A window provides natural light, with access directly from the adjoining dining room.

Lounge

12' 4" x 11' 0" (3.76m x 3.35m)

Front-facing reception room with a window providing natural light. The room features a tiled fireplace with inset fire, patterned feature wall and fitted carpet.

Sitting Room/ Ground floor bedroom

10' 8" x 8' 11" (3.26m x 2.72m)

Versatile rear-facing room which could also be utilised as a ground floor bedroom if required. The room has a window providing natural light, a built-in cupboard and a boarded former fireplace.

Bathroom

8' 11" x 4' 6" (2.72m x 1.36m)

Bathroom fitted with a three-piece suite comprising bath, WC and pedestal wash-hand basin. Window provides natural light, with wall-mounted mirror and radiator.

Rear Porch

Glazed porch providing a useful additional entrance area, with windows and a glazed roof allowing good natural light. External door provides access to the garden.



Landing

First-floor landing with a window providing natural light and access to the three bedrooms. Carpeted throughout with doors leading off to the surrounding accommodation.

Master Bedroom

17' 9" x 10' 8" (5.40m x 3.26m)

Spacious double bedroom with a window providing natural light, fitted carpet, radiator and built-in cupboard providing useful storage.

Bedroom

12' 2" x 9' 4" (3.70m x 2.85m)

Well-proportioned bedroom with a window providing natural light, fitted carpet, radiator and built-in cupboard providing useful storage.

Bedroom

15' 7" x 10' 5" (4.75m x 3.17m)

Well-proportioned double bedroom with a window providing natural light, fitted carpet, radiator and built-in cupboard providing useful storage.

Rear Garden

Generous rear garden extending to a good depth, comprising mainly lawn with established hedging and stone boundary walling. The garden also includes a greenhouse, timber outbuildings/sheds, paved and gravelled areas and pathways providing access throughout.

ON STREET

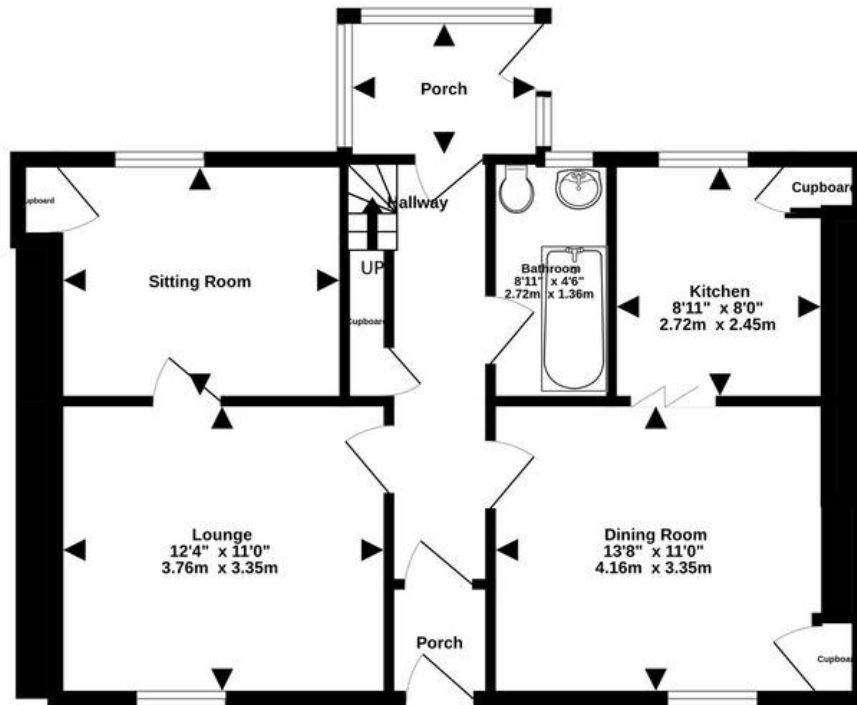
1 Parking Space



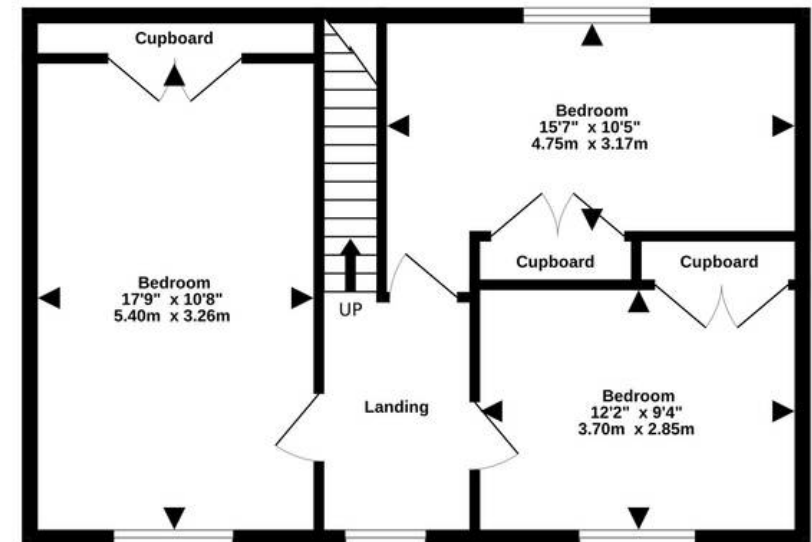




Ground Floor
619 sq.ft. (57.5 sq.m.) approx.



1st Floor
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band C **EPC RATING:** E

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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.

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. Presale 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

