



1a Coastguard Station Houses, Heugh Road

Portpatrick, Stranraer, DG9 8TF

Guide price: £145,000

1a Coastguard Station Heugh Road

Portpatrick, Stranraer

The village of Portpatrick has long been a great favourite in this part of the south west corner and it provides a range of attractions including great golfing facilities, splendid hotels, and restaurants, walking on the Southern Upland Way, lovely sandy beaches within easy reach and some great scenery. Local amenities include general store/P.O, church, sporting facilities and primary school. All major amenities are located within the town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is a transport service available to the town on a regular basis.



1a Coastguard Station Heugh Road

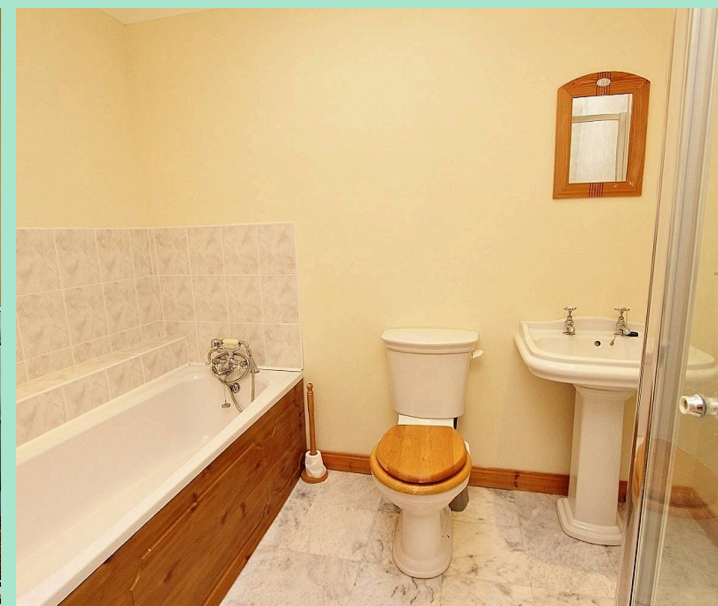
Portpatrick, Stranraer

Occupying an elevated position on the upper fringe of the delightful coastal village of Portpatrick, this is an opportunity to acquire two residential properties which benefit from wonderful views over the North Channel to the Irish coastline beyond.

Property – 1: Is laid out over one level and provides spacious accommodation which has been finished to the highest of standards indeed. In excellent condition throughout the property benefits from a splendid oak kitchen, the use of oak flooring, vaulted lounge ceiling, delightful bathroom, attractive internal woodwork, uPVC double glazing and oil-fired central heating.

Property 2: is laid out over 2 levels and is a blank canvas for the next owner to put their stamp on.

Both properties are of traditional construction under slate roofs and are set with their own garden ground with the added benefit of off-road parking.



Property 1

Entrance Porch

The porch is accessed by way of double wooden storm doors. Double glazed interior doors to the hallway.

Hall

The hallway provides access to all of the accommodation. Oak flooring and CH radiator.

Lounge/Dining Area

A spacious main reception room to the front capitalising on the views to the North Channel. Oak flooring, vaulted ceiling, wall lights, 2 CH radiators, and TV point.

Kitchen

The kitchen is fitted with a full range of oak floor and wall mounted units with granite style worktops incorporating a stainless-steel bowl sink & drainer. There is a ceramic hob, extractor hood, built-in oven, and integrated fridge. Breakfast bar, oak flooring, and CH radiator.

Utility Porch

A most useful utility porch with plumbing for an automatic washing machine. The oil-fired central heating boiler is located here.

Bathroom

The spacious bathroom is fitted with a 3-piece suite in white comprising WHB, WC and bath with mixer tap/shower head. There is also a large full tiled shower cubicle. Heated towel rail.

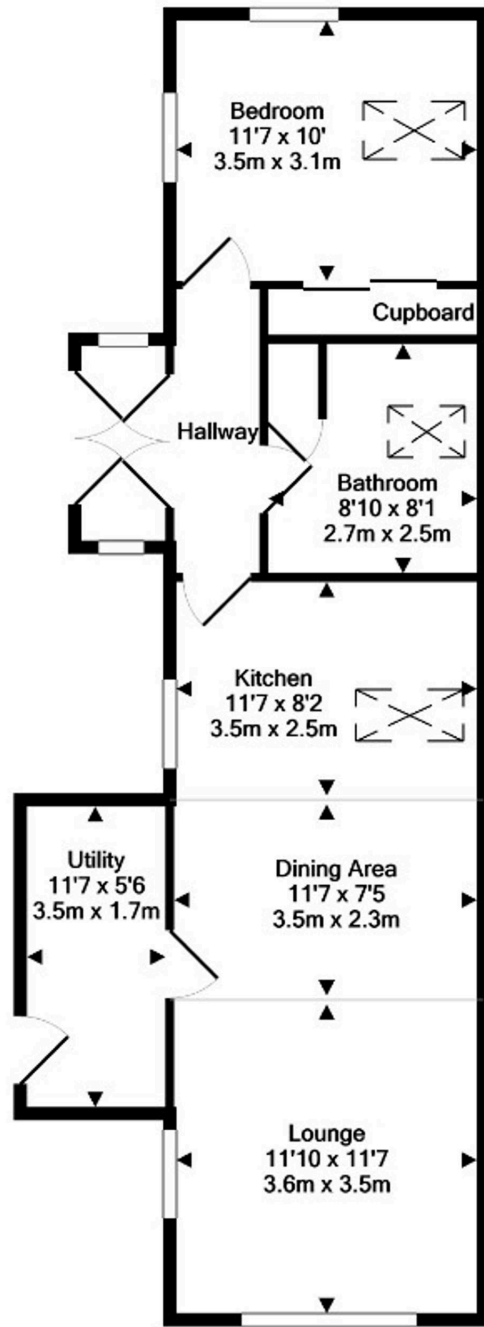
Bedroom

A double aspect bedroom to the rear with fitted wardrobes and CH radiator.

Property 2 - Lounge, Kitchen, Bedroom, Bathroom

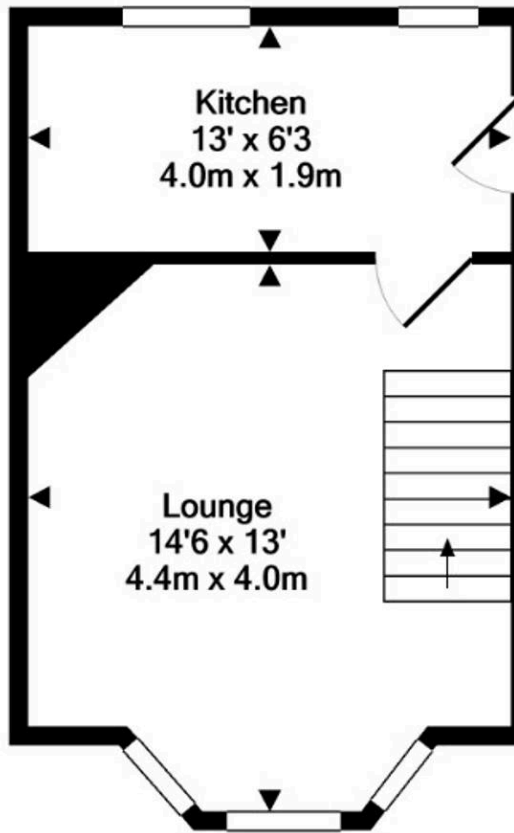
Driveway and garden



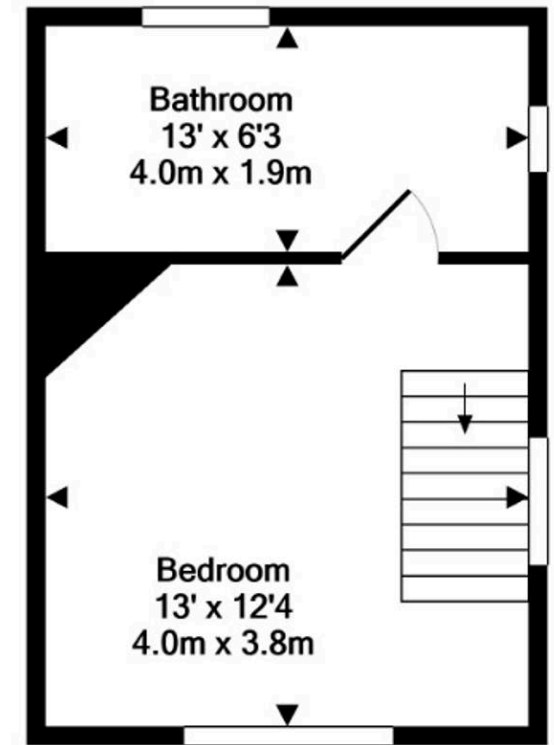


Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

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.



Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021



South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.