

A B & A
Matthews

*Mull Cottage,
37 Main Street,
Port William,
DG8 9QH*

Offers in the region of £150,000



View from Mull Cottage

Port William is a small coastal village in Dumfries and Galloway, located in the southwest of Scotland along the eastern shore of Luce Bay. Originally established as a fishing settlement, it has retained much of its traditional character, with a quiet harbour and a strong connection to the sea still visible in everyday life. The village is known for its peaceful atmosphere and natural beauty. Its position on the coast gives it wide views across the water, and on clear days it is even possible to see the distant outline of the Isle of Man. Unlike busier tourist destinations, Port William attracts visitors who are looking for calm surroundings, coastal walks, and a slower pace of life. Although small, the village provides basic amenities such as a local shop and café. The surrounding area is largely rural, with farmland and open coastline that support outdoor activities like walking, cycling, and wildlife observation. Nearby, the landscape becomes more rugged and expansive, particularly in Galloway Forest Park, which is known for its hiking routes and exceptionally dark skies that are ideal for stargazing. A short distance away lies Whithorn, a place of historical importance with connections to early Christianity in Scotland. Overall, Port William is best described as a quiet and scenic village that offers a simple, unspoiled experience of Scotland's southwestern coastline.



Port William Harbour

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

Key Features:

- **Mid-terraced cottage**
- **Uninterrupted sea views**
- **Rural village location**
- **Three bedrooms**
- **Benefits from double glazing, electric night storage heating and multi-fuel stove**
- **Walk-in condition**
- **Large garden to the rear**



GROUND FLOOR ACCOMMODATION

This attractive mid-terraced cottage is set within a peaceful rural fishing village, enjoying uninterrupted sea views that create a bright and tranquil setting. The property offers well-proportioned accommodation throughout, including three comfortable bedrooms, making it ideal as a family home or coastal retreat. Presented in walk-in condition, the cottage has been well maintained and is ready for immediate occupation. The interior combines traditional charm with practical modern features, including double glazing for improved energy efficiency and a multi-fuel stove that provides both warmth and a cosy focal point to the living space. To the rear, the property benefits from a generously sized garden, offering excellent outdoor space for relaxing, entertaining, or gardening, all while enjoying the surrounding coastal atmosphere.

Entrance Hall

Glazed composite door gives access to the property. Stairs to first floor accommodation. Wall mounted storage cupboard housing electric meters. Understairs storage cupboard. Night storage heater.

Lounge – 4.39m x 3.60m

A bright and comfortable reception room with a west-facing window overlooking Luce Bay, allowing plenty of natural light. The room features an attractive fireplace with floating oak beam and inset multi-fuel stove, creating a lovely focal point. Electric heater.

Kitchen – 3.27m x 2.38m

East-facing window. The kitchen is fitted with a good range of wall and floor units providing ample storage, complemented by worktops, tiled splashbacks and a stainless-steel drainer sink. Integrated dishwasher. Fridge freezer is included in the sale. Space for slot-in cooker and breakfast bar area. Electric panel heater.





Utility Room – 1.90m x 1.43m

South-east facing window. Washing machine can be included in the sale. Hardwood glazed door providing direct access to the rear garden.

Bedroom 1 – 3.97m x 2.43m

Ground floor bedroom with east-facing window and electric night storage heater.

Shower Room – 2.30m x 2.13m

Partially tiled and fitted with a white suite comprising back-to-wall WC, counter-top wash hand basin with storage cupboard below and shower cubicle with electric shower. Extractor fan.





FIRST FLOOR ACCOMMODATION

Landing

Built-in cupboard housing the water tank together with a linen cupboard. Hatch providing access to the attic.

Bedroom 2 – 4.80m x 3.80m

Spacious bedroom with west-facing window enjoying uninterrupted views over Luce Bay. Built-in storage unit comprising double shelved and hanging cupboards together with an additional shelved cupboard.

Bedroom 3 – 3.60m x 2.10m

Bedroom with east-facing window.



Gardens & Grounds

To the rear of the property there is a large, terraced garden mainly laid to lawn, complemented by flowering borders, fruit trees and attractive patio and decking areas providing excellent outdoor seating and entertaining space.

Outbuildings

The property also benefits from a range of useful outbuildings including:

- Two stone-built sheds
- Garden shed with power and light
- Summer house located at the top of the garden enjoying views





View from the decking area

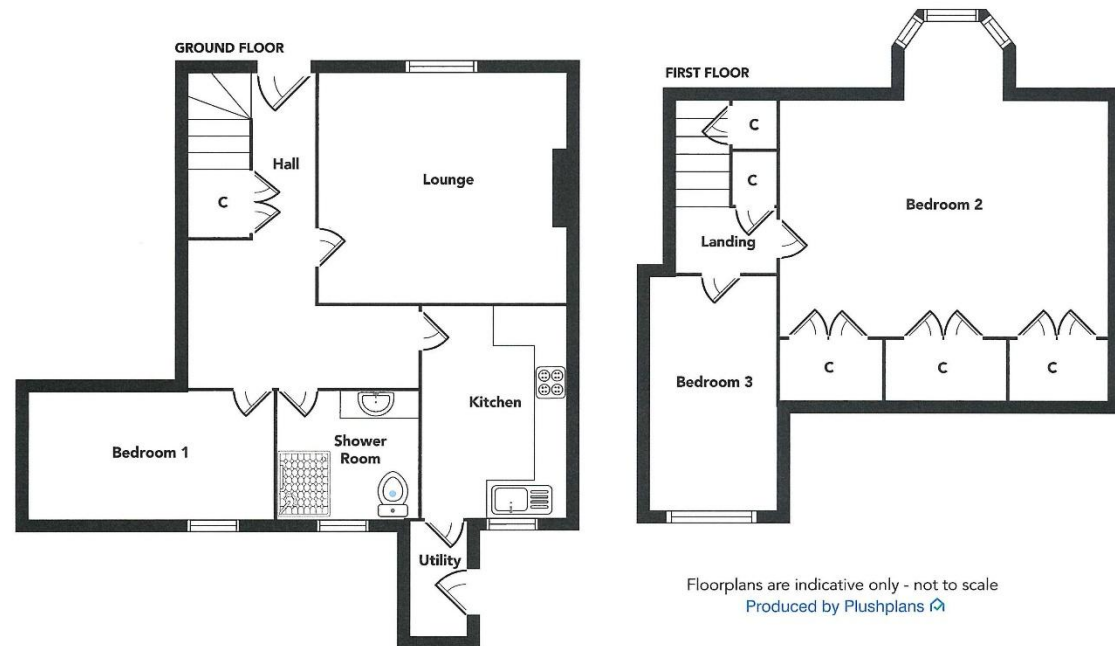


SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric night storage heating. The cooker can be sold through separate negotiation.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.