



A B & A
Matthews

*The Bridges,
Braefield Road,
Portpatrick,
DG9 8TA*

Offers in the region of £199,950

A beautifully presented and well-maintained two-bedroom bungalow, ideally situated on an elevated position in the picturesque coastal village of Portpatrick. Offering modern, comfortable accommodation throughout, this attractive property is an ideal choice as a permanent home, holiday retreat or investment opportunity. The property has been carefully maintained and thoughtfully updated, offering bright and welcoming accommodation with a modern feel. The single-storey layout provides comfortable and convenient living, making the property particularly appealing to a wide range of buyers. Externally, the property benefits from well-kept outdoor space, providing an ideal area for relaxing, entertaining or enjoying the peaceful surroundings.

Situated in the popular coastal village of Portpatrick, the property is perfectly placed for enjoying the area's stunning coastline, picturesque harbour, coastal walks and selection of local cafés, restaurants and pubs. The nearby town of Stranraer is approximately 8 miles from Portpatrick and provides a wider range of amenities and services such as leisure centre, supermarkets, railway station, secondary school etc.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

KEY FEATURES:

- **Situated close to harbour and all local amenities**
 - **Well-maintained two-bedroom bungalow**
 - **Double glazing and electric heating**
- **Well-stocked gardens extending to all sides of the property**

GROUND FLOOR ACCOMMODATION

Lounge – 4.40m x 3.42m

A bright and spacious lounge with west- and south-facing windows, allowing plenty of natural light to flood the room. A large log-burning stove set on a slate hearth provides an attractive focal point and creates a warm and cosy atmosphere. The room also benefits from a radiator.



Hall

A welcoming entrance hall providing access to all bedrooms, with an attractive archway leading through into the lounge. The hall features ceiling spotlights and benefits from a radiator.





Bedroom 1 – 3.70m x 3.30m

A well-proportioned bedroom featuring a south-facing window, providing plenty of natural light. The room benefits from two built-in cupboards, each fitted with hanging rails and shelving, together with a radiator.

Bedroom 2 – 3.50m x 2.95m

North-facing window, providing a pleasant source of natural light. The room benefits from a built-in cupboard housing the hot water tank and a radiator.



Bathroom – 2.00m x 2.28m

A well-appointed bathroom featuring a north-facing window and a white suite comprising a WC, wash hand basin and separate shower cubicle with a mains-fed shower and tiled surround. The room benefits from a heated towel rail and ceiling spotlights.



Dining Room – 3.32m x 3.32m

A bright and inviting dining room with a west-facing window providing plenty of natural light. Two built-in cupboards, one fitted with shelving, along with a solid oak door leading to the hall. A small archway provides access to the rear entrance hall, and a radiator completes the room.



Kitchen – 3.22m x 3.65m

An L-shaped kitchen comprising off-white floor and wall units, complemented by a stainless steel single-drainer sink. The kitchen is equipped with a slot-in electric cooker with glass splashback, together with space and plumbing for both a washing machine and dishwasher. The room benefits from west- and east-facing windows, providing plenty of natural light, along with a radiator.



Garden –

The property is surrounded by gardens on all sides. To the rear, a lawn extends around to a tarmac driveway. The front garden is attractively terraced, featuring areas of stone and a variety of established shrubs.

Outbuilding –

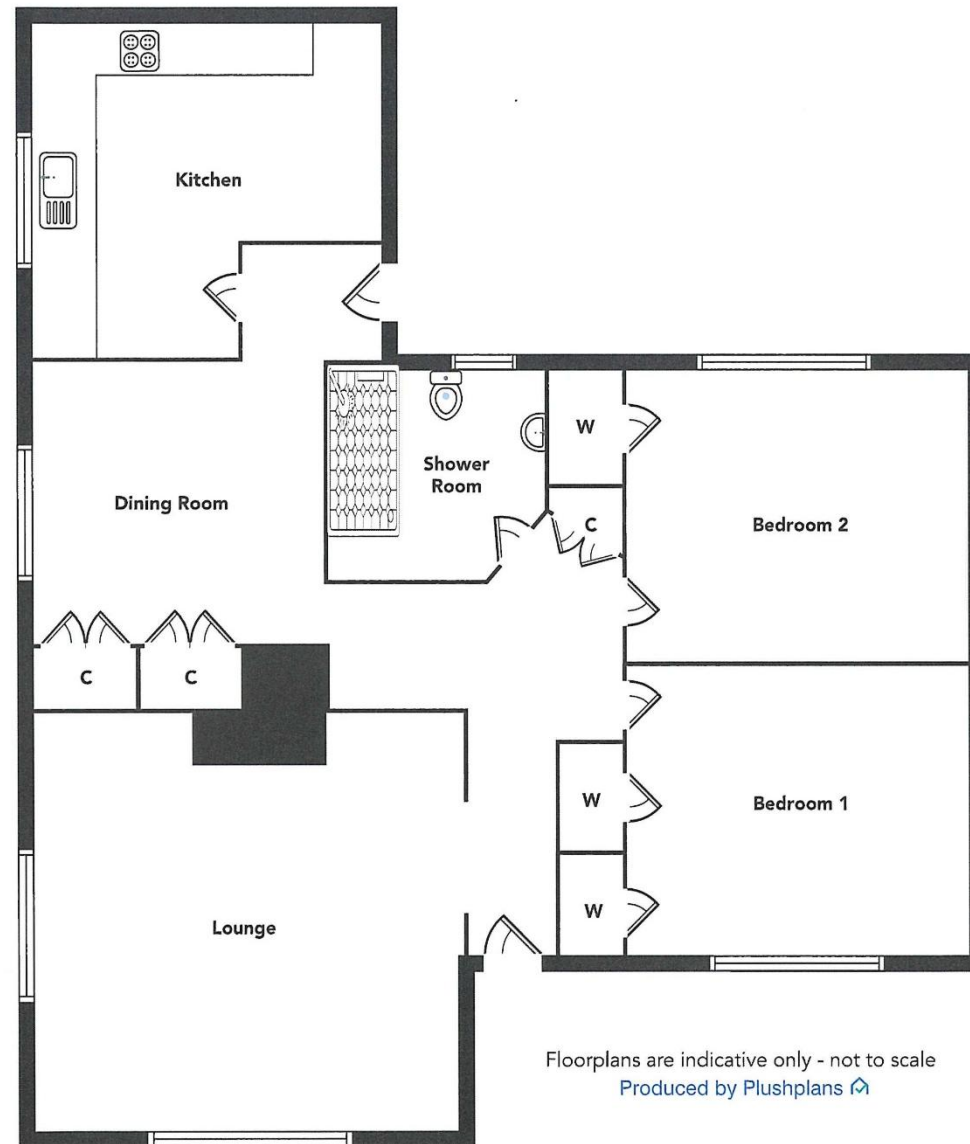
The garden benefits from a useful wooden garden shed and a wooden pergola, providing practical storage and an attractive outdoor seating area.



SERVICES

Mains supply of water, gas and electricity. The property is connected to the mains drainage system.





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.