



***6 Seaview Terrace,
Port William,
DG8 9QL***

Fixed Price - £75,000



View from Bedrooms

The property is situated within the charming coastal village of Port William, a historic and picturesque fishing community on the west coast of the Machars peninsula. Founded in 1770 by Sir William Maxwell of Monreith, the village retains its traditional character and strong maritime heritage.

Set along the shores of Luce Bay, Port William enjoys stunning coastal scenery, with far-reaching sea views and access to a range of scenic coastal walks. The sheltered harbour remains in use for local fishing boats and leisure craft, adding to the village's tranquil seaside appeal. Local amenities include a post office, village shop, takeaway, and cafe, catering to everyday needs while maintaining a peaceful, community-focused atmosphere. The area is popular with visitors and offers a variety of outdoor pursuits such as walking, cycling, and fishing. Nearby attractions include the historic Chapel Finian, Barsalloch Fort, and the well-regarded Monreith Golf Club. The harbour green is also home to the well-known Fisherman's Statue, a local landmark celebrating the village's fishing heritage.



Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

Key Points:

- . First floor flat with attractive views over Luce Bay
- . Two well-proportioned bedrooms
- . Double glazing throughout
- . Electric night storage heating
- . Generous garden with lawn and decking area
- . Excellent potential, some upgrading required

ACCOMMODATION**Entrance Hall**

Accessed via a UPVC glazed entrance door, the welcoming hallway features a south-facing window that fills the space with natural light. Stairs leading to the main accommodation, and a useful built-in cupboard houses the electric meter.

Lounge – 4.55m x 3.36m

A bright and comfortable living space with an east-facing window. The room is centred around a charming painted brick fireplace with an inset electric fire, creating a cosy focal point. Additional benefits include a built-in storage cupboard and a night storage heater.

Kitchen – 3.27m x 1.79m

The kitchen enjoys an east-facing aspect and offers a range of wall and floor units with ample worktop space. Features include tiled splashbacks, an inset composite drainer sink, and space for a washing machine and slot-in cooker with extractor fan above. There is also access to the attic and a night storage heater.



Bedroom 1 – 3.90m x 2.85m

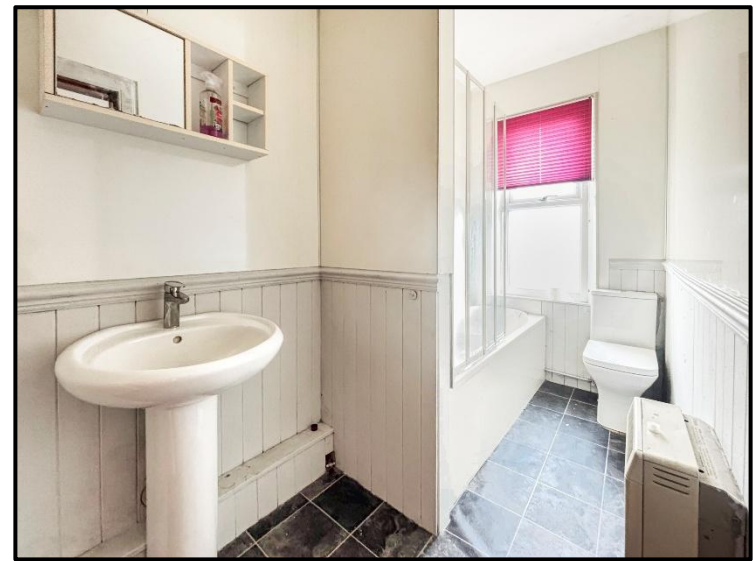
A well-proportioned double bedroom with a west-facing window offering attractive views over Luce Bay. Includes a night storage heater.

Bedroom 2 – 3.85m x 3.00m

Another generous double bedroom with a west-facing window. Benefits from a built-in storage cupboard and a useful shelved alcove, along with a night storage heater.

Bathroom – 3.27m x 1.50m

Fitted with a white suite comprising WC, wash-hand basin, and bath with electric shower over. Finished with partial wet wall panelling and includes a night storage heater.



Garden

The property boasts a large outdoor space, mainly laid to lawn, complemented by a decking area, ideal for relaxing or entertaining.

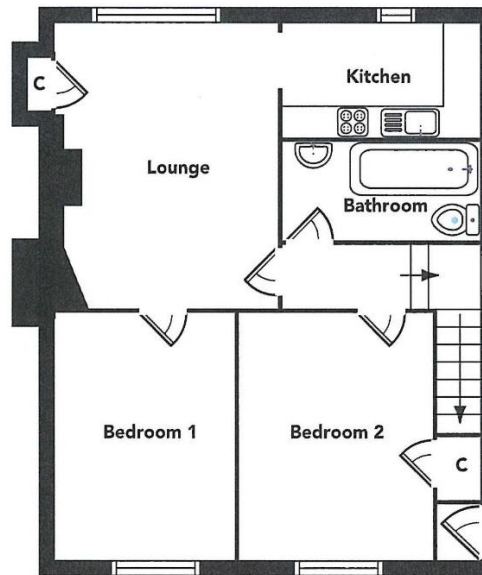
OUTBUILDING

Garden Shed



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system.



Floorplans are indicative only - not to scale

Produced by Plushplans 

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.

A B & A
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The Consumer Protection From Unfair Trading Regulations 2008

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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.