



3 High Street, Port William

Newton Stewart, DG8 9SL

Offers Over £230,000 are invited.

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Around Port William there are beaches, diverse wildlife and some great walking and cycling opportunities, as well as golf. There are many places to eat in town, and grocery shops as well as a Post Office, a petrol station and various family run shops, offering a variety of wares. There are playparks for the children and a bowling green and tennis courts too. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools

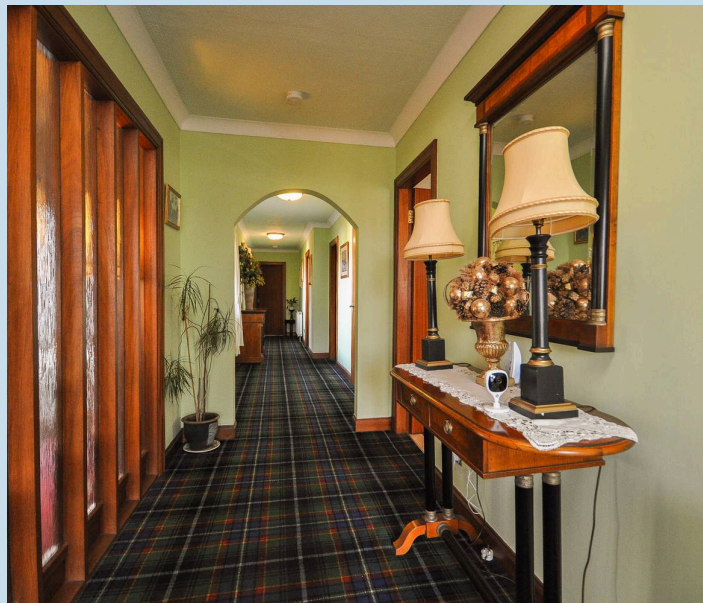
- Spacious detached bungalow
- Three double bedrooms
- Former filling station available through separate negotiation
- Oil fired central heating
- En-suite shower room
- Generous off road parking
- Coastal views
- Spacious garden grounds



Positioned on a generous plot with coastal views, this spacious detached bungalow presents a rare opportunity for those seeking comfort, privacy, and potential for further development. Including a former filling station, the property offers well-proportioned accommodation throughout, including three double bedrooms, one of which benefits from an en-suite shower room for added convenience. The home is warmed by oil-fired central heating, ensuring year-round comfort.

The layout is thoughtfully designed, with bright and airy living spaces that flow seamlessly, making this an ideal residence for families or anyone desiring ample room. The property's unique history, combined with its substantial footprint, offers scope for creative refurbishment or expansion, making it a truly versatile investment. Generous off-road parking and a detached garage with mains power supply add to the practicality, providing abundant space for vehicles and storage.

The outside space is equally impressive, boasting a fully enclosed rear garden with a concrete pathway that meanders through well-tended planting and gravel borders. Steps lead to a tiered, maintained lawn, framed by a traditional stone dyke and secure timber fencing, ensuring both privacy and visual appeal. To the front, a spacious, paved driveway provides ample parking for residents and visitors alike, while a neat lawn adds a welcoming touch of greenery.



Hallway

Front entrance porch leading into spacious hallway giving access to full living accommodation. Three central heating radiators as well as two double glazed windows towards rear of property as well as built in storage.

Lounge

19' 7" x 17' 11" (5.97m x 5.47m)

A bright and spacious lounge to front of property benefitting from a large double glazed window to front as well as two double glazed windows to side providing coastal views. A feature gas fire as well as two central heating radiators and timber framed double glazed panel window and door giving access to rear garden grounds.

Dining kitchen

19' 7" x 13' 1" (5.97m x 4.00m)

A generous sized, bright and open plan kitchen fully fitted with both floor and wall mounted units and spacious dining area. Comprising of composite sink with mixer tap and integrated dishwasher. Two double glazed windows to side as well as large double glazed window to front, central heating radiator and access to rear utility room.

Utility Room

8' 6" x 4' 11" (2.60m x 1.50m)

A utility space to the rear currently housing white goods with plumbing for washing machine and access to central heating boiler. Built in storage as well as rear access to garden grounds.

Bathroom

9' 7" x 6' 10" (2.92m x 2.08m)

A bright and spacious bathroom comprising of walk in corner shower cubicle with electric shower and tiled walls, separate WHB & WC as well as corner bath all with vintage style fixtures. Central heating radiator as well as double glazed window.





Master bedroom

15' 2" x 15' 1" (4.62m x 4.59m)

A bright and generous sized master double bedroom to rear of property with En-suite shower room. Benefitting from a large double glazed window to front and rear as well as central heating radiator and TV point.

En-suite

6' 1" x 6' 0" (1.86m x 1.82m)

Accessed off master bedroom, an En-suite shower room comprising of walk in corner shower cubicle as well as separate WHB & WC. A heated towel rack and double glazed window.

Bedroom

15' 0" x 14' 4" (4.58m x 4.38m)

A generous sized double bedroom to the rear of the property benefitting from a large double glazed window providing a rear outlook over garden grounds as well as a central heating radiator.

Bedroom

14' 1" x 10' 10" (4.30m x 3.30m)

A generous sized double bedroom towards the rear of the property benefitting from a large double glazed window as well as a central heating radiator and fitted wardrobes with display recess'.

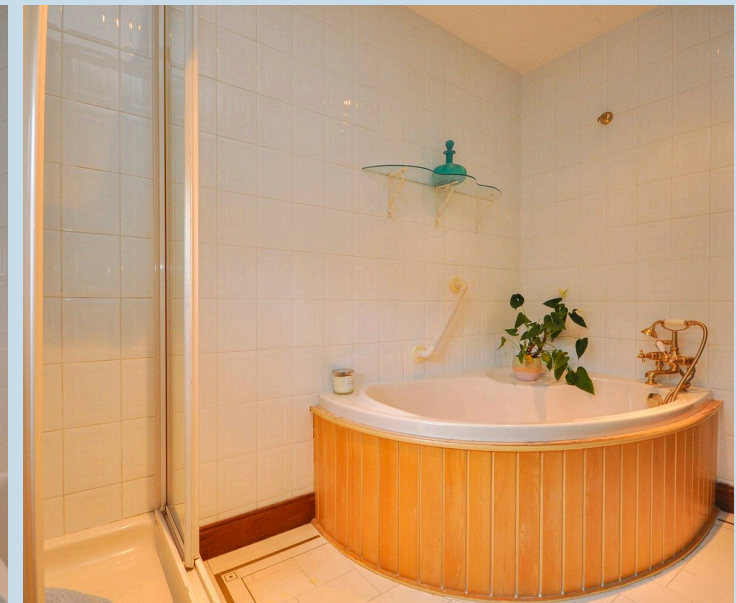


Rear Garden

The property boasts generously sized fully enclosed rear garden grounds, featuring a concrete pathway that leads through well-defined planting and gravel borders. Steps provide access to a tiered, well-maintained lawn, complemented by a stone dyke and secure timber fence boundary, ensuring both privacy and aesthetic appeal.

Driveway

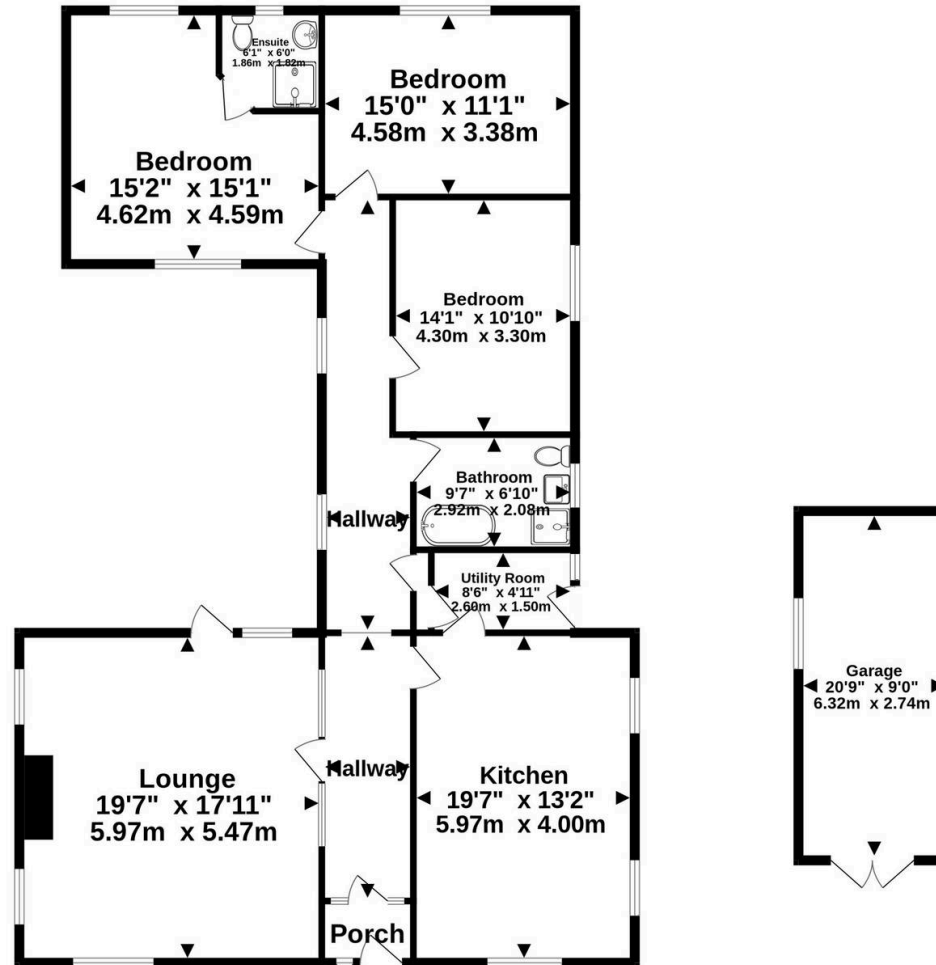
This property features a spacious, well-maintained paved driveway that leads directly to the front entrance. The expansive driveway provides ample parking space for residents. Alongside the driveway, the well-maintained lawn adds a touch of greenery and elegance. Additionally, there is convenient access to a separate garage, ensuring functionality and ease for storage needs.







Ground Floor
2073 sq.ft. (192.6 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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 and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX E EPC RATING E - 48

SERVICES

Mains electricity, water & drainage. 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.

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

