



28 South Street

Port William, DG8 9SG

Semi- detached, 2-  
bedroom property with  
separate outbuilding and  
sea views.

Offers Over: £160,000 are invited

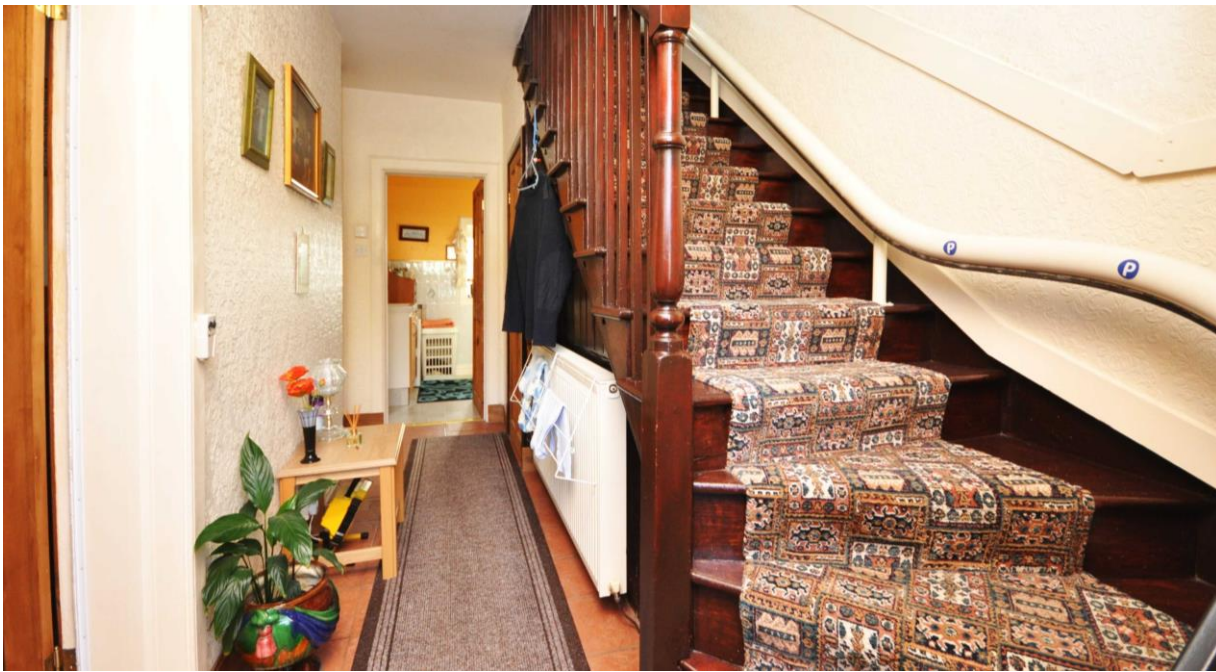
28 South Street, Port William, DG8 9SH



#### Key Features:

- . Comfortable 2-bedroom home
- . Separate outbuilding/ workshop
- . Oil fired central heating
- . Sea views looking over Luce Bay
- . Full UPVC Double glazing
- . Generous sized rear garden
- . Static caravan included
- . Prime location
- . Rear access





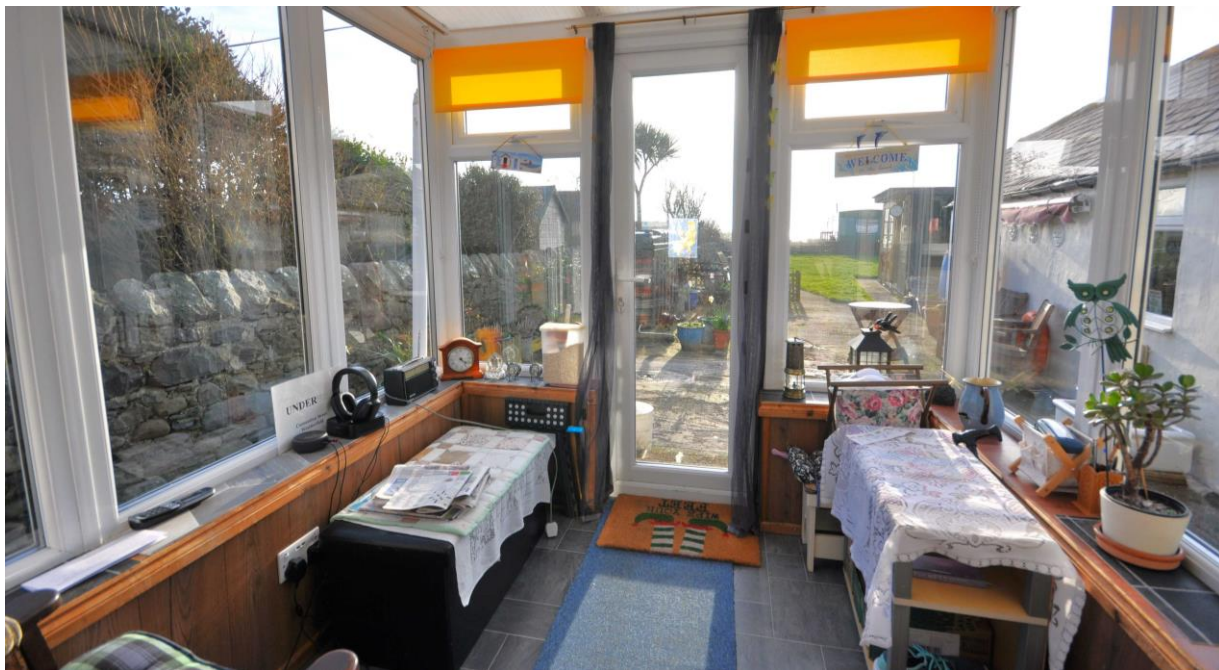
## Property description

An opportunity arises to acquire a delightful, end terraced cottage within the seaside village of Port William, which backs onto the shoreline of Luce Bay. Having being extended, to the rear of the property there are stunning views over the waters of Luce Bay. All village amenities are within easy reach, only a short walk distant. In good condition throughout with many features to appreciate including an open plan kitchen/ dining area, maintained garden ground to the rear which also allows for rear access. This property also benefits from an outbuilding to the rear with mains services supplied has great potential to be converted into separate accommodation with the possibility of generating an income. An ideal location for a second/ holiday home, viewing this property is to be thoroughly recommended.

With both the property being of traditional construction under a tile roof and extension to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with side & rear access as well as off road parking to the rear. There is an outlook to the front over other residences of varying design with the outlook to the rear being over garden ground and shores of Luce Bay. The outbuilding currently benefits from having mains power and water. Currently used as a utility, this is an ideal space for storage which can be used for a range of options. Local amenities within this popular village include a general store, post office, café/bar, primary school, and GP healthcare.

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 11 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (23 miles).





## Accommodation

### Hallway

Front entrance into hallway with full access to ground floor accommodation as well as open staircase providing access to upper-level accommodation. Central heating radiator, generous built in storage and thermostat for central heating.

### Lounge

Lounge towards front of property with double glazed window, central heating radiator as well as feature electric fire, TV point and built in display recess.

### Shower Room

Shower room towards rear of property comprising of shower cubicle with electric shower, toilet and WHB. Double glazed window and heated towel rack with tiled walls and built in extractor.

### Dining Area

Dining area towards rear of property with central heating radiator, open access to kitchen and UPVC door for outdoor side access as well as BT phone socket.

### Kitchen

Spacious kitchen to the rear with floor and wall mounted units, stainless steel sink, integrated cooker/oven, under counter dishwasher as well as central heating radiator, 2 x double glazed window, sliding doors to rear conservatory.

### Conservatory

Rear conservatory providing rear outlook over garden and Luce Bay beyond, fully double glazed with mains power and UPVC door for access to rear garden.



# Accommodation

## Landing

Stairs leading up to landing providing access to upper floor bedrooms with large Velux window providing natural light, large built-in storage with loft access.

## Bedroom 1

Double bedroom towards rear of property with a large double glazed window providing outlook over the shores of Luce Bay. Open plan walk in wardrobe to front with large Velux window, central heating radiator and built in storage.

## Bedroom 2

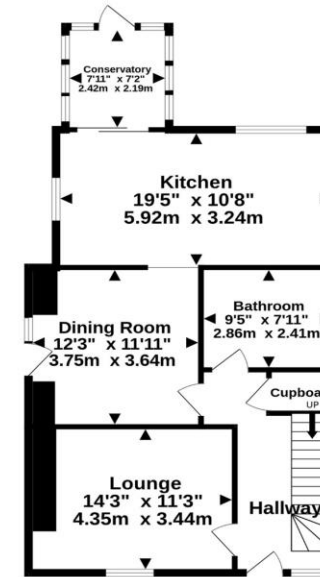
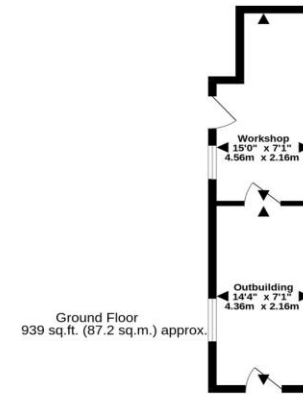
Double bedroom towards rear of property with double glazed window providing rear out look over the shores of Luce Bay, central heating radiator as well as built in recess for storage.

## Garden

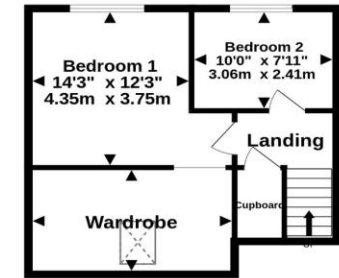
Large rear garden providing open views over the shores of Luce Bay & beyond. Comprising of concrete pathways, maintained lawn area, gravel area, bordering stone dyke wall as well as fenced bordering and rear access. Outbuilding and garden shed as well as static caravan to rear. Oil tank for central heating.

## Outbuilding

Of traditional construction under a slate roof split into utility space and workshop with 2 x double glazed windows, UPVC door for front access and wooden door for side access. Mains power supply as well as water supply. Utility space comprises of floor and wall mounted units, stainless steel sink and currently houses washing machine.



1st Floor  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.







### 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

Band B

### EPC RATING

E - 46

### 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.

