



**2 Mount Pleasant, Port William**

Newton Stewart, DG8 9SN

Offers Over £140,000 are invited.



## 2 Mount Pleasant

Port William, Newton Stewart, DG8 9SN

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 family home
- Stunning coastal views
- Three spacious bedrooms
- Generous sized attic space (potential conversion)
- Recently installed UPVC double glazed windows (2024)
- Open plan dining kitchen
- Fully enclosed easily maintained garden grounds



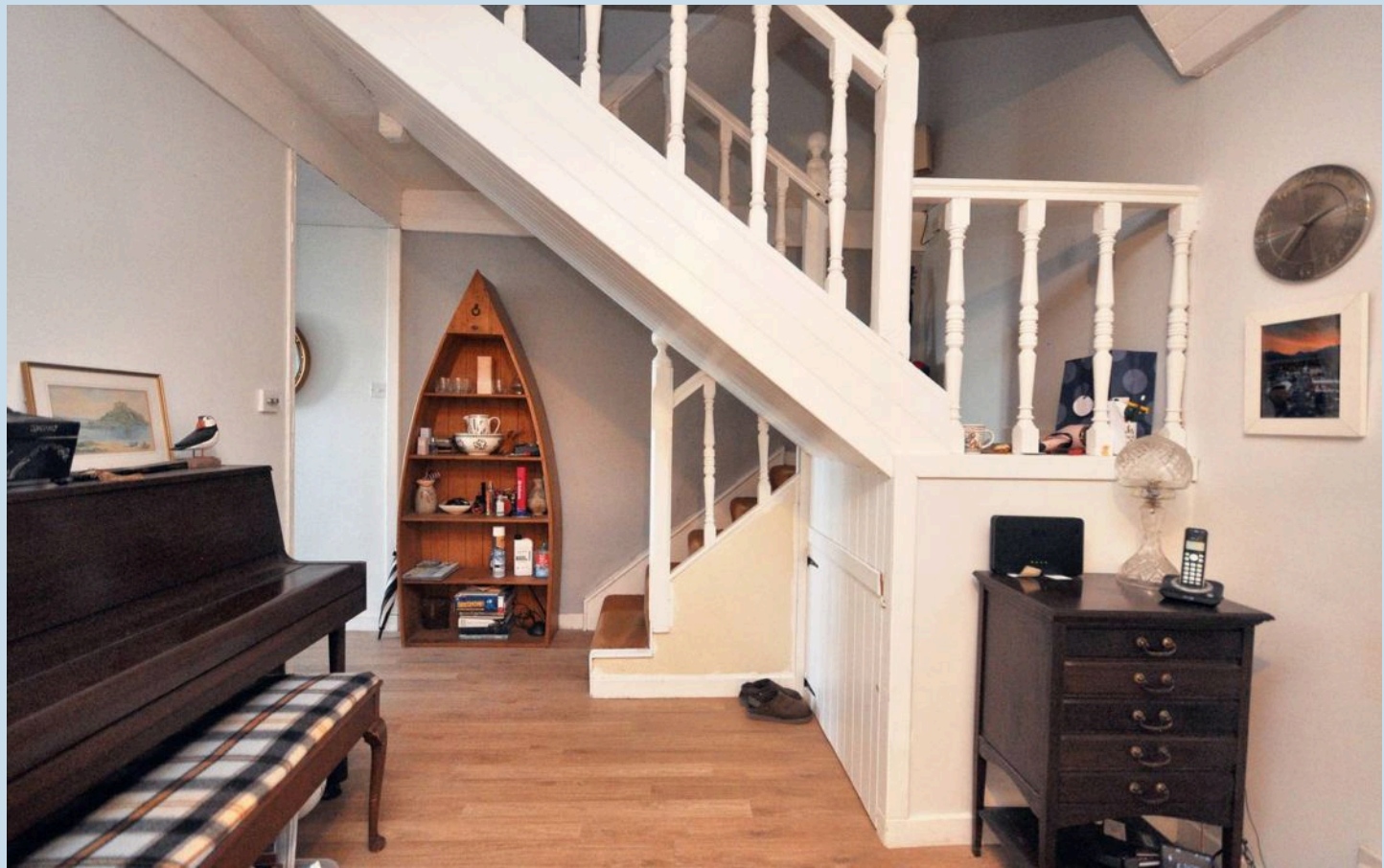


## 2 Mount Pleasant

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This spacious three bedroom house offers a comfortable and versatile family home, set in a desirable location with stunning coastal views. The property features three generously sized bedrooms, providing ample space for family living or guests. The open plan dining kitchen creates a welcoming heart to the home, perfect for both every-day meals and entertaining. Recent upgrades include UPVC double glazed windows (installed in 2024), ensuring energy efficiency and modern comfort. A generous attic space offers excellent potential for conversion, subject to the necessary consents, adding further value and flexibility to this already impressive home.

To the rear, the property boasts fully enclosed garden grounds that are designed for easy maintenance, making them ideal for busy families or anyone seeking a low upkeep outdoor area. A large concrete patio provides the perfect spot for outdoor dining or relaxation, while the attractive stone boundary wall adds both character and privacy. The secure and private setting is perfect for children or pets, and offers a wonderful space to enjoy the coastal surroundings. This property is a rare opportunity to acquire a spacious family home with exceptional views and well planned outdoor space. Early viewing is highly recommended.





### Hallway

Front entrance via UPVC storm door leading into hallway giving access to full ground floor living accommodation to include open access to dining area with stairs leading to upper level accommodation.

### Lounge

14' 2" x 9' 11" (4.33m x 3.02m)

Bright and spacious lounge to front of property benefitting from a large UPVC sash style window (installed 2024) providing open coastal views as well as feature electric fire place and TV point.

### Dining Area

18' 3" x 11' 11" (5.55m x 3.64m)

Generous sized dining area towards rear of property providing open plan access to rear kitchen. Stairs leading to upper level accommodation as well as feature gas fire (currently not in use). Built in under stairs storage also.

### Kitchen

15' 7" x 8' 10" (4.74m x 2.70m)

Bright and spacious kitchen to rear of property with both floor and wall mounted units comprising of stainless steel sink with isolated taps, plumbing for washing machine as well as large double glazed window to rear. Large UPVC sliding patio doors giving access to rear garden grounds.

### Landing

Open landing on the upper level giving access to first floor living accommodation as well as stairs providing easy access to loft space currently used as storage with potential conversion to office space.

### Bedroom

9' 11" x 8' 5" (3.01m x 2.56m)

Bright and spacious double bedroom on the upper level to front of property with large double glazed UPVC sash style window (installed 2024) providing open coastal views.







### **Bedroom**

13' 0" x 8' 4" (3.97m x 2.54m)

Bright and spacious double bedroom on the upper level to front of property with large double glazed UPVC sash style window (installed 2024) providing open coastal views.

### **Bathroom**

8' 4" x 7' 1" (2.54m x 2.17m)

Generous sized bathroom on the upper level comprising of walk in shower cubicle with splash panel boarding and electric shower as well as separate three piece suite and built in display recess. Timber framed sky light allowing for natural brightness.

### **Bedroom**

15' 7" x 12' 10" (4.74m x 3.92m)

Bright and spacious master double bedroom on the upper level to rear of property with large double glazed window.

### **Rear Garden**

Fully enclosed, easy maintenance garden grounds to the rear with stone boundary wall.

### **Off street**

2 Parking Spaces

Off street parking at front for 2 vehicles - private road



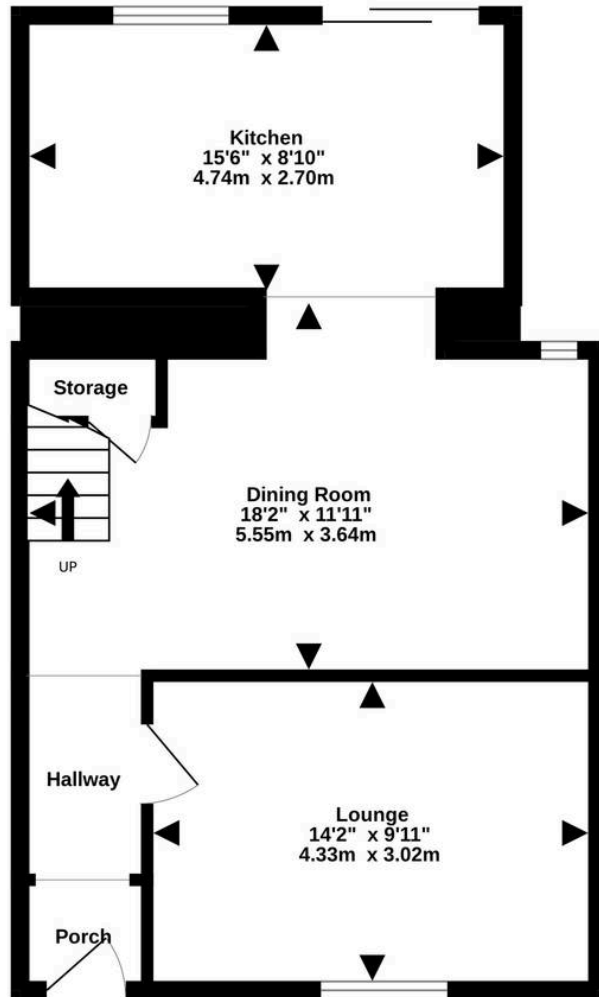




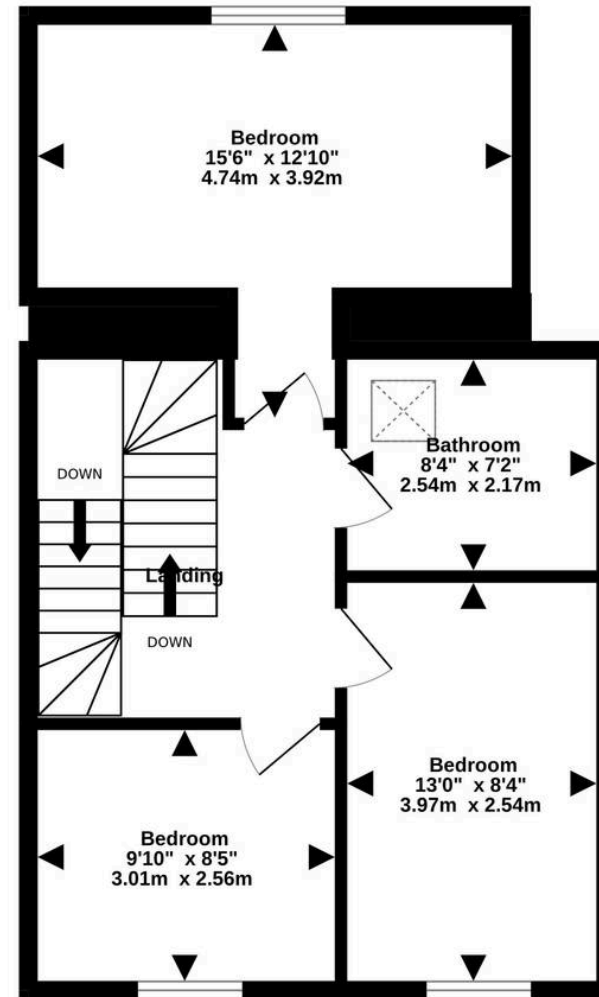




Ground Floor  
515 sq.ft. (47.8 sq.m.) approx.



1st Floor  
510 sq.ft. (47.4 sq.m.) approx.





## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

**COUNCIL TAX** Band D **EPC RATING** F(27)

## SERVICES

Mains electricity, water & drainage. LPG gas.

## 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. Failure to provide required identification may result in an offer not being considered.

## 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.

