

39 South Street, Port William

Newton Stewart, DG8 9SH

Offers Over **£70,000**

39 South Street

Port William, Newton Stewart

South Street is situated within the coastal village of Port William on the Machars peninsula in south-west Dumfries and Galloway. The village occupies an attractive position overlooking Luce Bay and has a traditional harbour, shoreline walks and open coastal scenery. Port William provides a range of everyday facilities including a general store, primary school, community facilities and local services. The wider Machars area includes numerous small villages, beaches and countryside routes. Wigtown is within convenient travelling distance and provides further shops and services, while Newton Stewart offers a wider range of supermarkets, secondary schooling, healthcare and leisure facilities. The property is particularly well positioned for access to the coast, with the open outlook to the front being a notable feature of the setting.

- Traditional terraced cottage
- Coastal position within Port William
- Open sea and coastal outlook to the front
- Two bedrooms, both on the upper level
- Lounge with fireplace and solid-fuel stove
- Fitted kitchen & ground-floor shower room
- Accommodation arranged over two levels
- Property requires a degree of modernisation and upgrading
- Suitable as a permanent home, holiday property or investment
- Within easy reach of the shoreline and village amenities



A traditional two-bedroom terraced cottage occupying a coastal position on South Street within the village of Port William. The property enjoys an open outlook from the front towards the coast and offers accommodation arranged over two levels.

The property would benefit from a programme of general modernisation and upgrading, providing an opportunity for a purchaser to improve the accommodation to their own requirements.

On the ground floor, the lounge is a good-sized main living space with a fireplace incorporating a solid-fuel stove. The kitchen is fitted with a range of wall and floor-mounted units, work surfaces and a stainless-steel sink, together with space and connections for appliances.

Also on the ground floor is a shower room fitted with a shower enclosure, WC and wash-hand basin. To the rear of the property is an added storm porch providing a useful secondary entrance and sheltered access.

The upper level provides two bedrooms, both formed within the roof space and featuring the sloping ceiling lines typical of this style of cottage. The accommodation offers useful flexibility for a couple, small family or those requiring an additional guest room or home-working space.

One of the main features of the property is its position towards the seafront, with an open coastal and sea outlook from the front. The shoreline is only a short distance away, while the village amenities are also readily accessible.

Overall, this is a traditional coastal cottage offering two-bedroom accommodation in a convenient village location and providing clear scope for further improvement.



Lounge

21' 5" x 9' 3" (6.54m x 2.82m)

Front entrance leading directly into the lounge via UPVC storm door. Well proportioned lounge with double glazed window to front and feature multi fuel stove and open access to shower room and rear kitchen.

Shower Room

6' 7" x 4' 2" (2.00m x 1.27m)

Shower room towards the rear benefitting from a walk in shower cubicle as well as WHB with fitted vanity unit and WC.

Kitchen

9' 3" x 7' 5" (2.82m x 2.27m)

A bright and well proportioned kitchen to the rear of property fitted with both floor and wall mounted units. Providing space for free standing appliances and plumbing for washing machine. Access to central heating boiler as well as rear double glazed window and rear access leading to garden grounds via storm porch.

Bedroom

9' 5" x 9' 3" (2.87m x 2.82m)

A bright and well proportioned double bedroom to the rear on the upper level with double glazed window providing a rear outlook across garden grounds as well as central heating radiator and built in open plan storage.

Bedroom

9' 3" x 8' 2" (2.82m x 2.50m)

A second bedroom to front of property with dormer window to front as well as eaves storage and central heating radiator.



REAR GARDEN

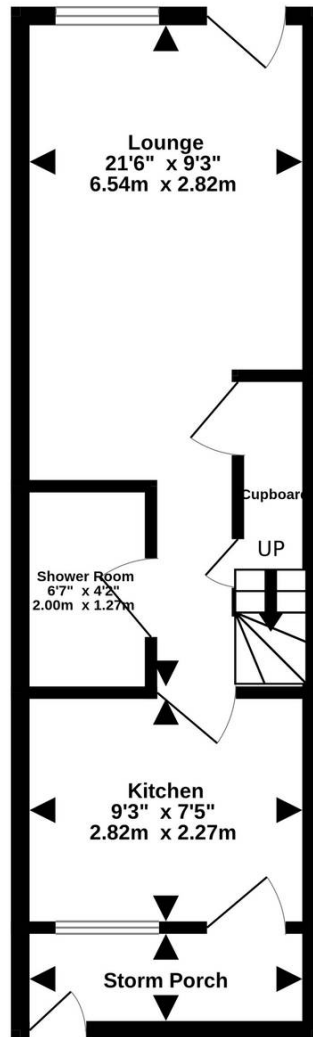
Generous sized enclosed garden grounds to the rear comprising of paved patio area stretching to planting borders with ample space for a garden shed/ storage. Surrounded by boundary hedging and mature planting.

ON STREET

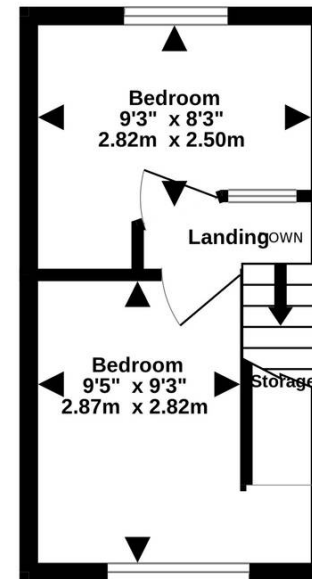
1 Parking Space



Ground Floor
298 sq.ft. (27.7 sq.m.) approx.



1st Floor
163 sq.ft. (15.2 sq.m.) approx.



NOTES

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

COUNCIL TAX Band A

EPC RATING: E (45)

SERVICES Mains water, drainage and electricity. LPG 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. 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.

