



## Griffin Lodge, Port William

Newton Stewart, DG8 9QN

Offers Over - £290,000 are invited

Port William is a charming coastal village situated within the picturesque Machars peninsula in Dumfries & Galloway. The village is well known for its attractive harbour, stunning coastal scenery and relaxed pace of life while still offering a range of everyday amenities including a general store, primary school, café, hotel and restaurant facilities. The surrounding area is renowned for its scenic coastline, beautiful countryside walks and outdoor pursuits including fishing, sailing, cycling and golf. Larger amenities can be found within nearby Newton Stewart and Stranraer, both of which provide supermarkets, secondary schooling and further leisure facilities. The location also offers excellent opportunities to enjoy the natural beauty of South West Scotland with numerous beaches, coastal paths and countryside routes all within easy reach.

- Individually designed detached bungalow positioned within a desirable coastal setting
- Elevated position with attractive sea views and outlooks across surrounding countryside
- Spacious and flexible accommodation throughout
- Bright lounge with patio doors to the exterior & open outlooks
- Generous kitchen with adjoining utility area
- Principal bedroom with en-suite shower room
- Family bathroom with separate shower enclosure
- Beautifully landscaped garden grounds with patios, stone walling and mature planting
- Oil fired central heating
- Peaceful and elevated location within the popular village of Port William



Occupying an elevated position within the sought-after coastal village of Port William, this individually designed detached bungalow offers spacious and versatile accommodation with attractive sea views, beautifully landscaped gardens and a peaceful semi-rural feel. The property is accessed via a welcoming entrance which leads into the bright and spacious main living accommodation. The generous lounge is filled with natural light and benefits from patio doors opening directly to the exterior, creating an excellent space for both everyday family living and entertaining while making the most of the surrounding outlooks.

A separate dining room/family room provides additional living space and offers flexibility for a variety of uses, while the dedicated office/study is ideal for home working, hobbies or reading space. The kitchen offers an excellent range of fitted units and work surface space together with access to a practical utility area and external door to the garden grounds. There are three well-proportioned bedrooms within the property, all offering comfortable accommodation. The principal bedroom further benefits from its own en-suite shower room, while a spacious family bathroom incorporates both a bath and separate shower enclosure.

Externally, the property is set within attractive and mature garden grounds which have been thoughtfully landscaped to provide a mixture of decorative stone chipped areas, raised flower beds, patio seating areas and established planting. Traditional stone walling and mature trees add both character and privacy, while the elevated setting allows for attractive views towards the coastline and surrounding countryside. A timber garden shed provides useful external storage. The property further benefits from an attached garage, private driveway parking, double glazing and oil-fired central heating.



### Conservatory

16' 5" x 9' 5" (5.00m x 2.88m)

A beautifully bright and spacious sun lounge enjoying an exceptional dual-aspect outlook, with expansive picture windows designed to maximise the far-reaching coastal views and surrounding countryside scenery. Flooded with natural light throughout the day, this versatile reception space offers an ideal setting for taking full advantage of the stunning outlook. Finished with recessed ceiling spotlights and attractive timber window surrounds, the room creates a peaceful and highly inviting atmosphere.

### Lounge

21' 8" x 15' 6" (6.61m x 4.73m)

A generously proportioned main lounge offering an excellent degree of flexibility for both everyday family living. The room benefits from an abundance of natural light through large picture windows and glazed patio doors which also make the most of the attractive outlook towards the coast. Recessed ceiling spotlights, neutral décor and timber finishings create a bright atmosphere throughout. The spacious layout easily accommodates a range of lounge furnishings while the patio doors provide direct access outdoors, further enhancing the surrounding views. Double glazed doors also lead through to the kitchen, making this an ideal sociable living space.

### Kitchen

20' 11" x 17' 3" (6.37m x 5.27m)

A spacious and well-appointed dining kitchen fitted with a comprehensive range of contemporary base and wall mounted units complemented by ample worktop space and integrated appliances including double oven, hob and extractor hood. The room offers excellent proportions, easily accommodating informal dining as well as benefitting from large windows provide plentiful natural light while also enjoying attractive open outlooks, enhancing the bright and airy feel throughout. A central breakfast bar/island further adds to the practicality of the space. Convenient access is provided directly to the main lounge, creating an excellent flow between the principal living areas.





### Utility Room

9' 5" x 7' 11" (2.87m x 2.41m)

A practical utility room providing additional storage and worktop space, fitted with matching units and sink area. The room offers direct external access via a glazed rear door, making it ideal for everyday household use. Positioned conveniently off the main kitchen, the utility room provides excellent space for white goods.

### Former garage

18' 7" x 9' 5" (5.67m x 2.87m)

A versatile additional reception room, formerly incorporated within the original garage space, now offering flexible accommodation suitable for a variety of uses including a family room, home office, hobby room or potential additional bedroom, subject to requirements. The room benefits from generous proportions, neutral décor and natural light from the rear facing window, creating a bright and adaptable space.

### Office/ Study

7' 11" x 7' 10" (2.41m x 2.40m)

A useful home office/study providing an ideal space for remote working, hobbies or additional storage requirements. The room benefits from fitted shelving and storage units together with neutral décor, creating a practical and adaptable working environment. Glazed internal doors allow natural light to filter through from the adjoining accommodation while maintaining a pleasant sense of separation from the main living areas.



### Bathroom

10' 6" x 8' 1" (3.21m x 2.47m)

A spacious bathroom fitted with a separate bath, large walk-in style shower enclosure together with wash hand basin, WC and bidet. The room offers excellent floor space and has been designed with practicality and accessibility in mind, incorporating supportive fittings within the shower area. Natural light is provided by the rear facing window while the bright décor and generous proportions create an airy feel throughout.

**Bedroom**

13' 2" x 10' 10" (4.02m x 3.29m)

A well-proportioned double bedroom offering bright and comfortable accommodation with neutral décor and fitted wardrobe storage. The room benefits from a generous floor space which allows for a variety of furniture configurations. Built-in storage enhances practicality and helps maximise the usable living space, making this an ideal principal or guest bedroom within the property. Timber finishings and soft neutral tones further contribute to the welcoming feel throughout.

**Bedroom**

14' 4" x 13' 2" (4.36m x 4.02m)

A generously sized double bedroom enjoying an excellent degree of natural light together with pleasant outlooks via both the window and glazed patio doors. The room further benefits from extensive fitted shelving and built-in wardrobe storage, offering excellent practicality whilst maximising floor space. Patio doors provide direct access outdoors, creating a bright, airy atmosphere throughout.

**Bedroom**

13' 0" x 10' 6" (3.95m x 3.21m)

A bright and well-proportioned double bedroom enjoying neutral décor together with excellent natural light from the rear facing window. The room offers comfortable accommodation with ample space for freestanding furnishings and benefits from direct access to a private en-suite shower room, enhancing both practicality and convenience. Timber finishings and soft carpeting create a welcoming atmosphere throughout, while the flexible layout makes the room well suited for use as a principal bedroom, guest accommodation or family bedroom.

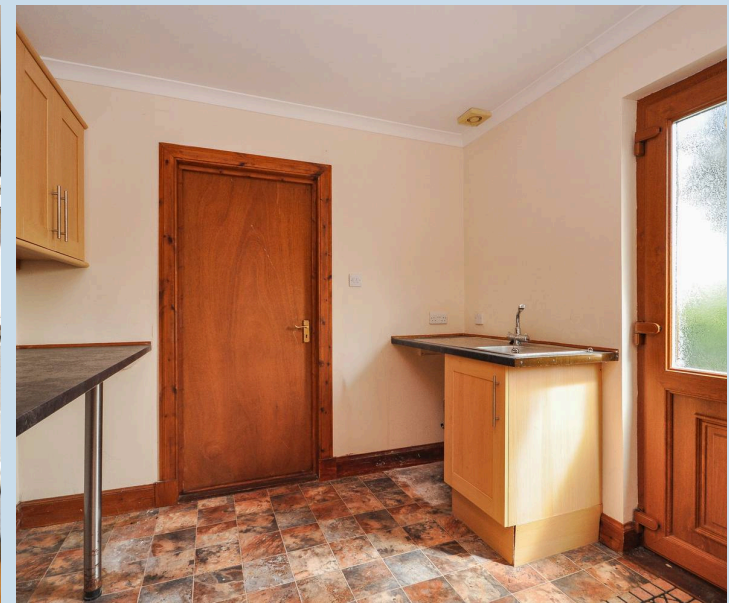
**En-suite**

10' 6" x 4' 0" (3.21m x 1.23m)

A contemporary en-suite shower room fitted with a large shower enclosure together with WC, wash hand basin and heated towel rail. The room benefits from natural light via a side facing opaque window while the well-appointed layout provides both comfort and convenience for everyday use.

**Garden**

The property is further enhanced by attractive and mature garden grounds which have been thoughtfully landscaped to provide a mixture of decorative stone



## GARDEN

The property is further enhanced by attractive and mature garden grounds which have been thoughtfully landscaped to provide a mixture of decorative stone chipped areas, raised flower beds and established planting. Traditional stone walling and a variety of shrubs and mature trees create a pleasant sense of privacy and character throughout the outdoor space. A number of seating and patio areas provide ideal spots for enjoying the peaceful surroundings and attractive outlooks towards the coastline. The gardens offer colour and interest throughout the seasons while also incorporating practical pathways and low-maintenance sections. A timber garden shed provides useful external storage.

## DRIVEWAY

1 Parking Space

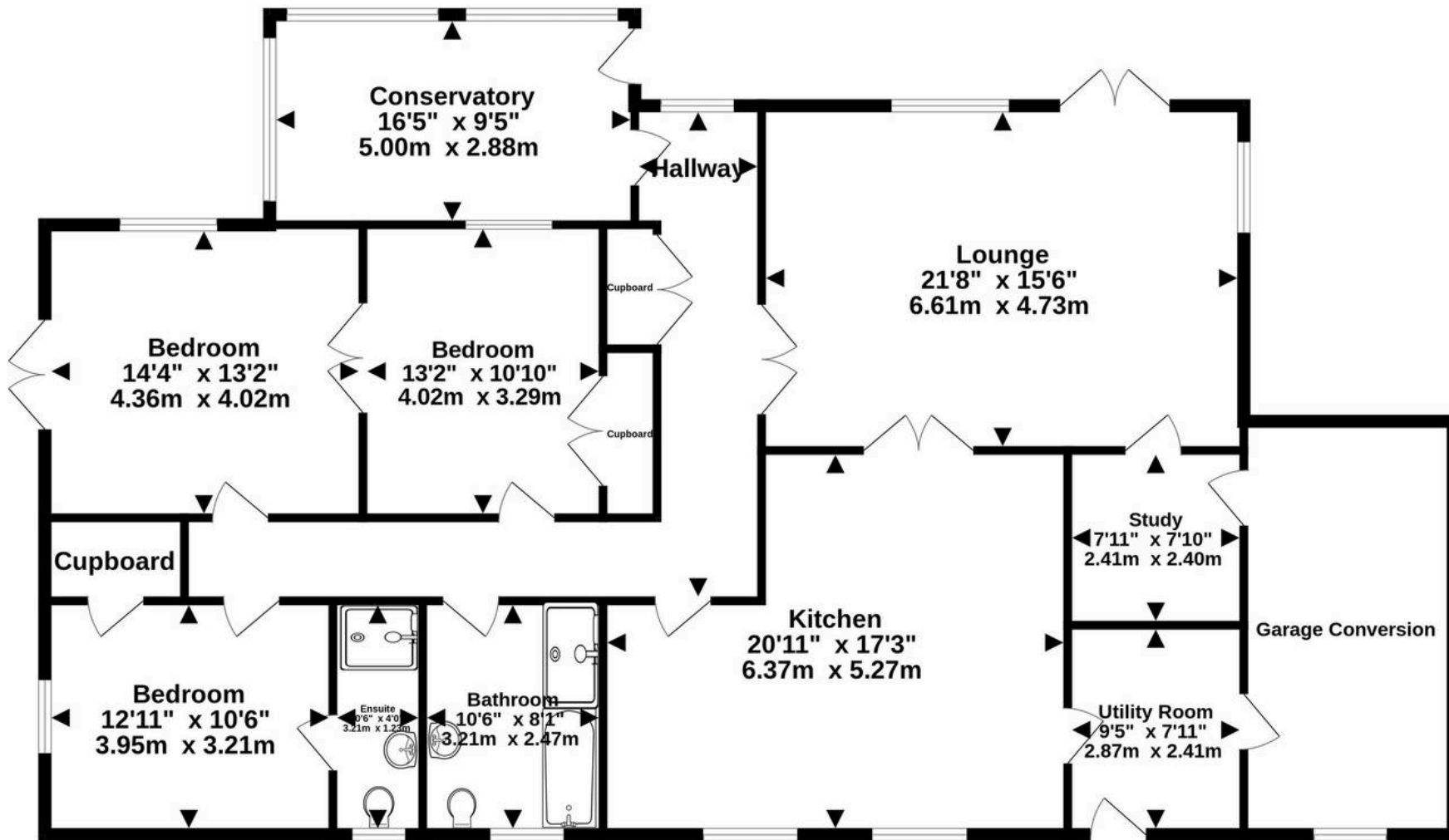








Ground Floor  
1957 sq.ft. (181.8 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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.

**COUNCIL TAX** Band F **EPC RATING** C(76)

## 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. 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.

