



103 Main Street, Port William

Newton Stewart, DG8 9SD

Offers Over **£200,000**

Port William is a charming and highly regarded coastal village located within the Machars peninsula of Dumfries & Galloway. Positioned along the shores of Luce Bay, the village is renowned for its attractive harbour, scenic coastal walks and peaceful lifestyle, whilst still offering a range of everyday amenities including a general store, primary school, harbour facilities, café and public house. The surrounding area is well known for its natural beauty, with nearby beaches, countryside and coastal routes proving popular for walking, fishing, sailing and other outdoor pursuits. Larger towns including Newton Stewart and Stranraer are within comfortable driving distance, providing a wider range of shops, supermarkets and secondary schooling. Port William remains a desirable location for both permanent residence and holiday accommodation, offering a relaxed coastal setting within easy reach of the wider South West Scotland coastline.

- Substantial former post office with attached living accommodation
- Flexible accommodation suited to residential, commercial or mixed-use purposes
- Characterful former post office/ shop area retaining original service counters and glazed screens
- Spacious lounge and multiple well-proportioned double bedrooms
- Generous bathroom and separate shower room
- Traditional stone-built property with attractive frontage
- Enclosed rear courtyard with useful timber store/outbuilding
- Additional sloping ground to the rear
- Elevated outlooks towards the harbour and sea
- Situated within the popular coastal village of Port William

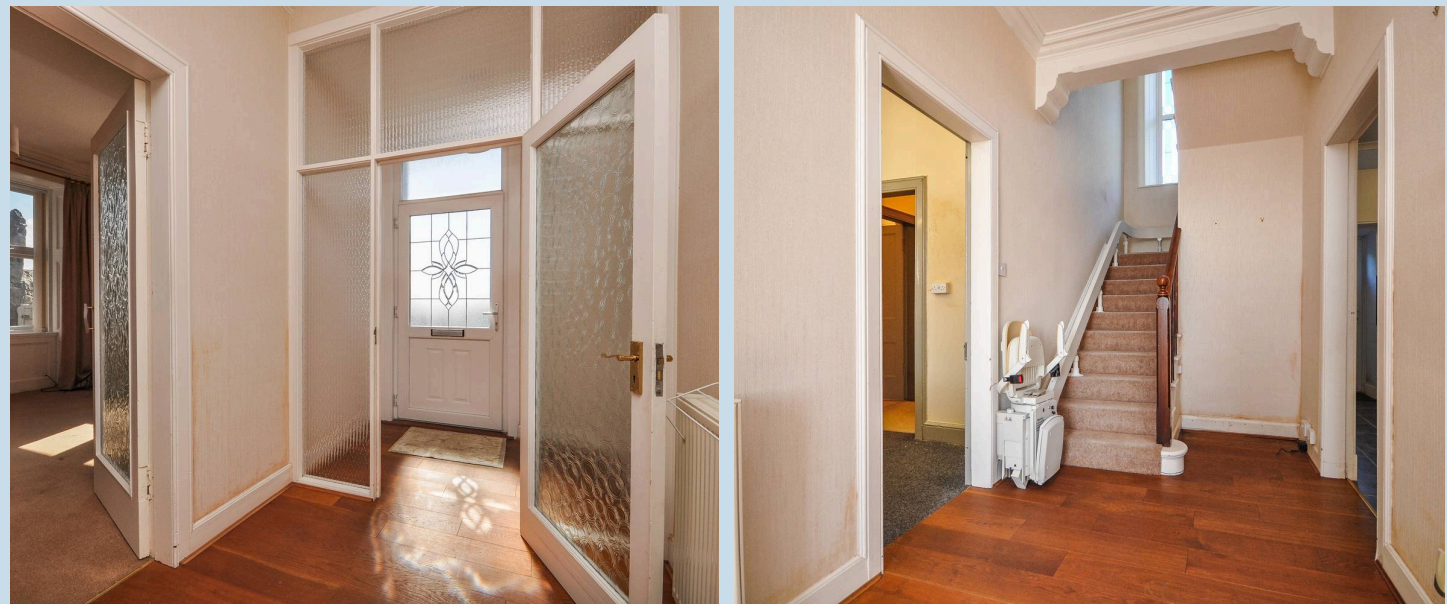


An excellent opportunity to acquire a substantial former post office premises with spacious living accommodation, ideally situated within the sought-after coastal village of Port William in Dumfries & Galloway. This versatile property combines traditional character with flexible accommodation and may suit a variety of residential, commercial or mixed-use purposes, subject to any necessary consents.

The ground floor retains much of the building's original post office character, including glazed service screens, timber counters, display shelving and internal service areas, creating a distinctive and nostalgic space full of potential. Large display windows and a front-facing entrance provide excellent visibility and natural light, making the premises suitable for continued commercial use, studio space or conversion opportunities.

The residential accommodation offers bright and generously proportioned living space throughout. A welcoming upper landing provides access to several spacious double bedrooms, all presented in neutral décor with fitted carpeting and excellent natural light. The accommodation further benefits from a sizeable family bathroom fitted with a three-piece suite, in addition to a separate modern shower room with glazed enclosure and electric shower.

Externally, the property enjoys an enclosed rear courtyard area bounded by traditional stone walling and incorporating a useful timber outbuilding/store. Beyond this lies an additional area of sloping ground to the rear, offering further outdoor potential whilst enhancing the property's elevated position overlooking the harbour and coastline. The property occupies a prominent position within the village and enjoys attractive outlooks towards the harbour, sea and surrounding coastline, adding significantly to its appeal.



Hallway

A welcoming and bright entrance hall providing access to the main accommodation and benefiting from attractive glazed internal doors allowing natural light to flow throughout. The space features wood effect flooring, neutral décor and a staircase leading to the upper level, complete with a fitted stairlift. The vestibule entrance incorporates decorative glazed panels and a front facing door. The spacious inner hallway offers a pleasant transition through the property with high ceilings enhancing the sense of space and character. Finished with neutral wall coverings and wood effect flooring, the hall provides access to the principal reception rooms and staircase to the first floor. Decorative glazed doors and surrounding panels maximise available light, creating a bright and airy atmosphere throughout.

Lounge/ Dining room

14' 10" x 13' 3" (4.53m x 4.03m)

A bright and generously proportioned lounge/ dining room, enjoying an abundance of natural light from dual aspect windows which enhance the spacious feel of the room. The property retains attractive period character through high ceilings, decorative coving and a feature fireplace with tiled surround and timber mantle creating a focal point within the space. Finished in neutral tones, the room offers excellent flexibility for a range of furnishings.

Kitchen

14' 10" x 12' 2" (4.53m x 3.72m)

A spacious and well appointed kitchen fitted with an extensive range of wall and floor mounted units complemented by contrasting work surfaces and matching splashbacks. The room offers excellent storage and workspace together with integrated appliances including double oven and ample provision for additional white goods. A large window formation provides natural light while the generous floor area allows space for informal dining if desired. Finished with tiled flooring and direct access to the rear of the property.





Storage areas

Located to the rear of the former post office premises are a number of useful ancillary rooms previously utilised for operational and storage purposes. Offering excellent versatility, these areas could lend themselves to a variety of uses including storage, utility space, workshop accommodation or potential office/studio use, subject to any necessary consents.

Former post office

Former post office/public counter area, retaining a number of period commercial features including the glazed service screens, original timber counter sections, fitted shelving and internal service hatch. The space offers excellent character and flexibility, making it suitable for a variety of uses including retail, office, studio or conversion potential, subject to the appropriate consents. Large display windows and a glazed entrance door provide good levels of natural light to the front section, whilst the traditional fittings create a distinctive and nostalgic feel throughout. Sent

Landing

A bright and spacious upper landing providing access to the first floor accommodation. The area benefits from neutral décor, fitted carpeting and a large window allowing for good levels of natural light, creating an airy and welcoming feel throughout.

Master bedroom

17' 0" x 14' 3" (5.18m x 4.34m)

A generous sized first floor lounge/ spacious master bedroom on the upper floor currently benefitting from dual aspect windows and featuring attractive high ceilings with decorative cornicing. The room is finished in neutral tones with fitted carpeting and benefits from a contemporary wall-mounted electric fire, creating a bright yet comfortable living space with ample room for a variety of furniture arrangements.



Bathroom

8' 1" x 8' 0" (2.47m x 2.44m)

A generously sized bathroom fitted with a three-piece suite comprising WC, pedestal wash hand basin and bath with mixer tap attachment. The room is finished with tiled wall coverings and distinctive checkerboard-effect flooring, whilst a large opaque window provides good levels of natural light and ventilation.

Bedroom

14' 10" x 13' 3" (4.53m x 4.03m)

A well-proportioned double bedroom presented in neutral tones and benefitting from fitted carpeting and a large window providing good levels of natural light. The room offers ample space for freestanding furniture and enjoys a bright, comfortable atmosphere throughout.

Bedroom

14' 10" x 12' 2" (4.53m x 3.72m)

A bright and well-proportioned double bedroom finished in neutral décor with fitted carpeting and a large window allowing for good natural light. The room offers ample space for freestanding furniture and benefits from a pleasant, comfortable atmosphere suited to a variety of layouts.

Bedroom

14' 7" x 11' 3" (4.45m x 3.42m)

A further well-proportioned double bedroom benefitting from neutral décor, fitted carpeting and a large window providing good natural light. The room offers generous floor space and a bright, airy feel, making it well suited for a variety of bedroom furnishings.

Shower Room

7' 11" x 3' 10" (2.42m x 1.16m)

A separate upper floor shower room fitted with a glazed shower enclosure and electric shower, complemented by tiled wall finishes and practical fittings throughout. The room benefits from a rear-facing opaque window providing natural light and ventilation, creating a bright and functional space.

ON STREET

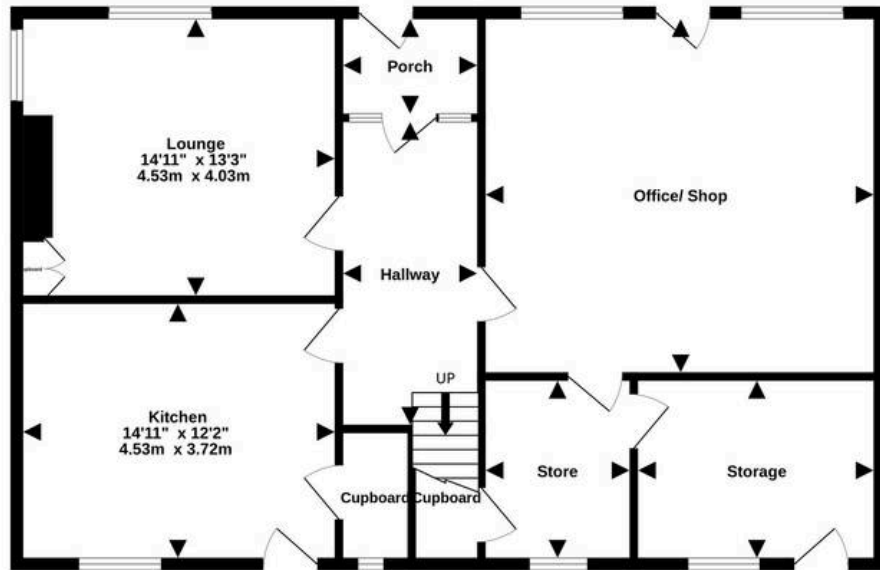
2 Parking Spaces



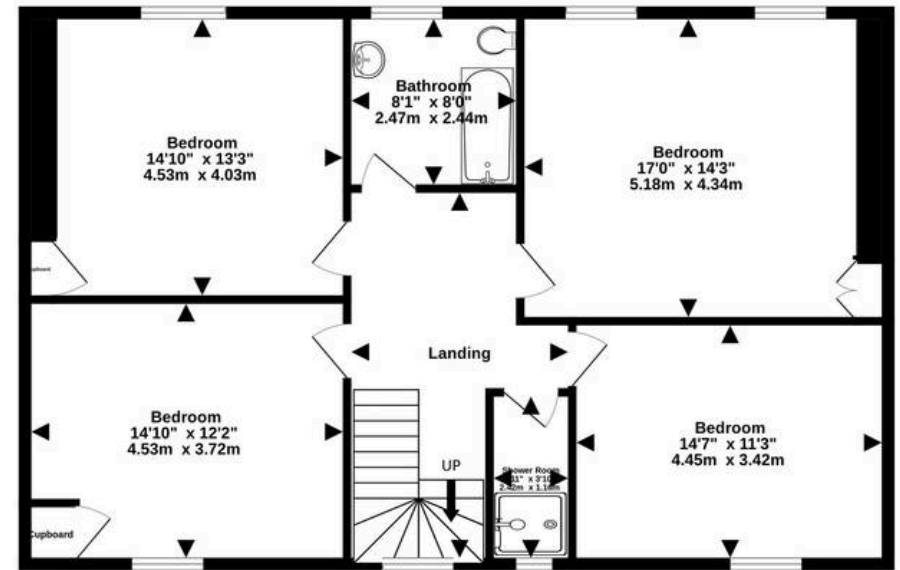




Ground Floor
1006 sq.ft. (93.5 sq.m.) approx.



1st Floor
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GARDEN

Externally, the property benefits from a useful rear courtyard area incorporating a timber outbuilding/store and enclosed by traditional stone walling, providing practical outdoor storage space. In addition, the property enjoys a substantial area of sloping ground to the rear and side of property offering further outdoor potential and a pleasant elevated backdrop.

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 (25)

SERVICES Mains water, electricity and drainage to septic tank. Electric 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.

