



25 Bowling Green Road, Port William

Newton Stewart, DG8 9SW

Offers Over **£90,000**

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.

- Semi detached property
- Stunning sea & coastal views
- Off road parking
- Two double bedrooms
- Gas fired central heating
- Ideal first time purchase
- Potential buy to let investment
- Fully enclosed and easily maintained garden grounds



In a serene setting, this charming 2-bedroom semi-detached house offers stunning sea and coastal views, making it a picturesque retreat. With the convenience of off-road parking and two double bedrooms, this property boasts gas fired central heating, ideal for those seeking a cosy and inviting home. Perfect for first-time buyers or as a potential buy-to-let investment, this residence features fully enclosed and easily maintained garden grounds.

Benefitting from fully enclosed garden grounds to the rear, complete with concrete paved pathways, gravel borders, and a patio area. Accessible detached garden store, boundary walls, and access to the LPG tank fuelling the central heating system. Additionally, the generous concrete paved driveway at the front of the property offers ample off-road parking for multiple vehicles, ensuring both comfort and practicality for residents and guests alike. .



Hallway

Front entrance via UPVC storm door to spacious hallway giving access to full ground level accommodation as well as stairs giving access to upper level accommodation. Central heating radiator and access to electricity meter.

Lounge

21' 4" x 10' 6" (6.50m x 3.20m)

Bright and spacious lounge with both front and rear double glazed windows. Two central heating radiators as well as feature brick built fireplace as well as designated TV point.

Kitchen

10' 6" x 10' 6" (3.21m x 3.19m)

Generous sized kitchen to rear of property fully fitted with both floor and wall mounted units comprising of integrated composite sink with mixer tap, plumbing for washing machine and generous built in storage. Double glazed window to rear as well as UPVC double glazed panel storm door to side giving outside access to garden grounds.

Shower Room

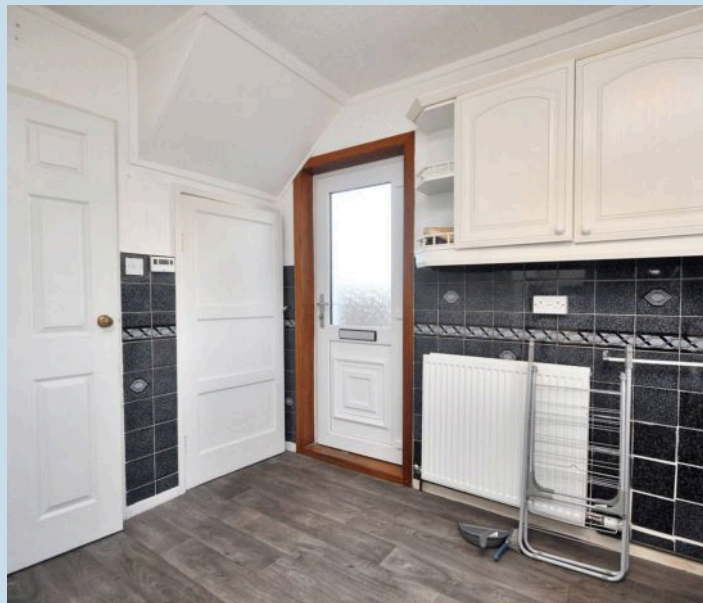
8' 1" x 5' 0" (2.47m x 1.53m)

A bright wet room style shower room on the upper level comprising of walk in shower with splash panel boarding as well as separate WC and WHB with fitted vanity unit. Double glazed window and tiled walls.

Bedroom

12' 6" x 11' 6" (3.82m x 3.51m)

Generous sized double bedroom on the upper level to rear of property with large double glazed windows providing a rear outlook as well as central heating radiator.





Bedroom

15' 8" x 9' 10" (4.77m x 3.00m)

Generous sized double bedroom on the upper level to front of property with two double glazed windows providing a front out look with coastal views as well as a central heating radiator and generous built in storage.

Garden Store

10' 10" x 7' 5" (3.30m x 2.26m)

Of traditional construction, a detached brick built garden store/ garage with concrete tiled roof.

Garden

Fully enclosed garden grounds to the rear comprising of concrete paved pathways with gravel borders as well as patio area giving access to detached garden store and boundary walls. Access to LPG tank also.

Driveway

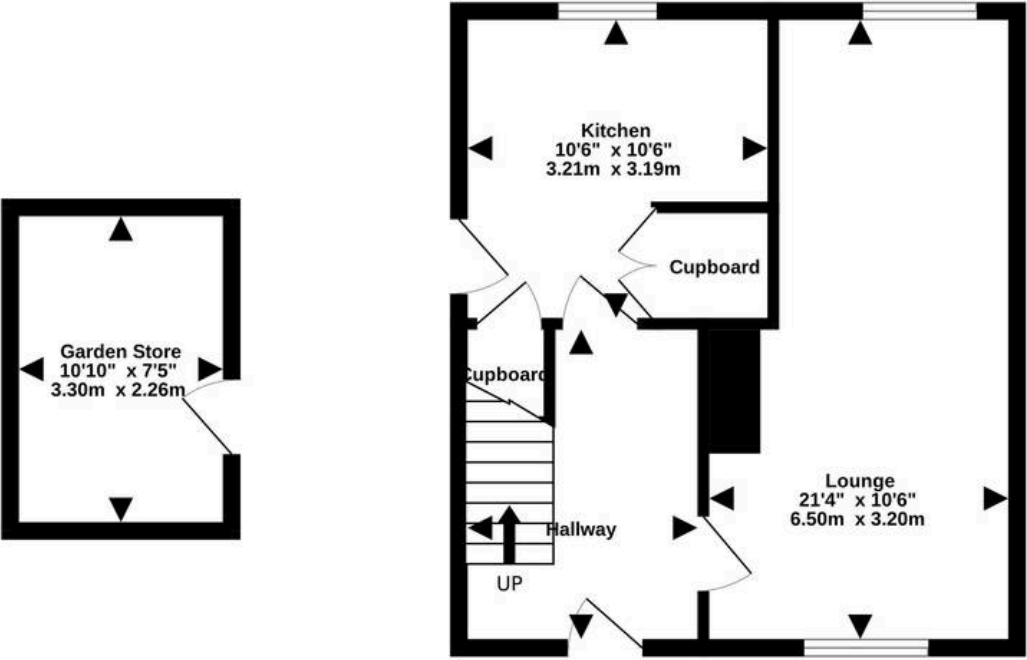
2 Parking Spaces

Generous sized concrete paved driveway to front of property allowing ample off road parking for multiple vehicles.

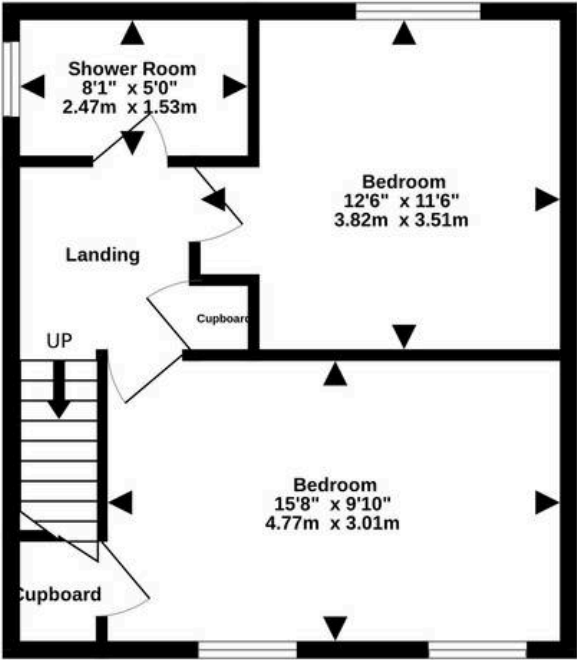




Ground Floor
471 sq.ft. (43.8 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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 B

EPC RATING E(45)

SERVICES

Mains electricity, water & drainage. Gas 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.

