



35 Main Street, Port William

Newton Stewart, DG8 9QH

Offers Over **£85,000**

35 Main Street

Port William, Newton Stewart

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 11 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (23 miles).

- Terraced three bed cottage
- Stunning sea views
- Prime location
- Potential Air Bnb/ Holiday home investment
- Generous garden grounds
- Three generous sized bedrooms
- Detached brick built outbuilding



Presenting this delightful terraced three-bedroom cottage offers breath-taking sea views that will captivate its new owners. Boasting ample potential as an Airbnb or holiday home investment, the property features generously sized garden grounds in a prime location. The interior reveals three spacious bedrooms, ensuring comfort and privacy for all occupants. Additionally, a detached brick-built outbuilding provides storage space or the opportunity for a workshop.

Outside, the property continues with its extensive garden grounds. To the rear, a generous expanse of land combines woodland areas, mature plantings, and shrubbery. Completing the picture are a detached brick-built store and a timber-built shed, offering practical storage solutions for garden tools and equipment. Embrace the tranquillity and potential of this enchanting property, where every day can be a holiday.



Hallway

Front entrance leading into hallway via UPVC storm door giving full access to living accommodation. Stairs giving access to upper level accommodation.

Lounge

14' 2" x 11' 9" (4.32m x 3.59m)

Generous sized lounge to front of property with original feature coal fire as well as built in display recess and large double glazed window providing sea views. Electric storage heater as well as access to ground floor bedroom.

Bedroom

14' 2" x 10' 2" (4.32m x 3.11m)

Spacious ground floor bedroom to the rear of the property with large double glazed window to rear as well as central heating radiator. Converted shower room also with walk in shower cubicle and wall mounted WHB.

Dining Room

11' 8" x 6' 7" (3.56m x 2.01m)

Accessed off hallway leading through to kitchen, a well proportioned dining room wotj central heating radiator.

Kitchen

10' 3" x 8' 7" (3.13m x 2.61m)

To rear of property, a generous sized kitchen currently fully fitted with both floor and wall mounted units comprising of integrated electric oven and cooker with fitted extractor. Stainless steel sink with mixer tap as well as large double glazed window providing rear outlook over garden grounds. Outside access to rear garden grounds also.





Bathroom

7' 7" x 6' 7" (2.32m x 2.01m)

A bright and spacious bathroom on the upper level to rear of property comprising of bath and wall mounted WHB as well as WC and double glazed window. Wall mounted heated towel rail also.

Bedroom

16' 8" x 13' 1" (5.09m x 4.00m)

Generous sized bedroom on the upper floor with double glazed dormer window to the front providing sea views as well as large Velux window to the rear. Central heating radiator as well as access to second upper floor bedroom.

Bedroom

17' 0" x 8' 1" (5.17m x 2.46m)

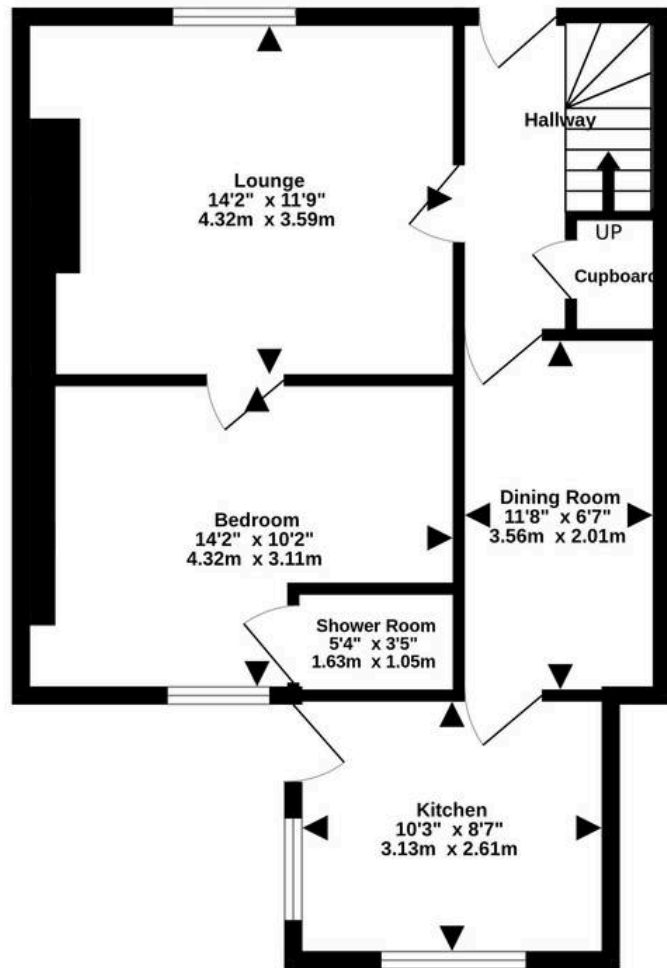
Generous sized bedroom on the upper floor with double glazed window to the rear providing an outlook over rear garden grounds as well as large Velux window to the front.

Garden

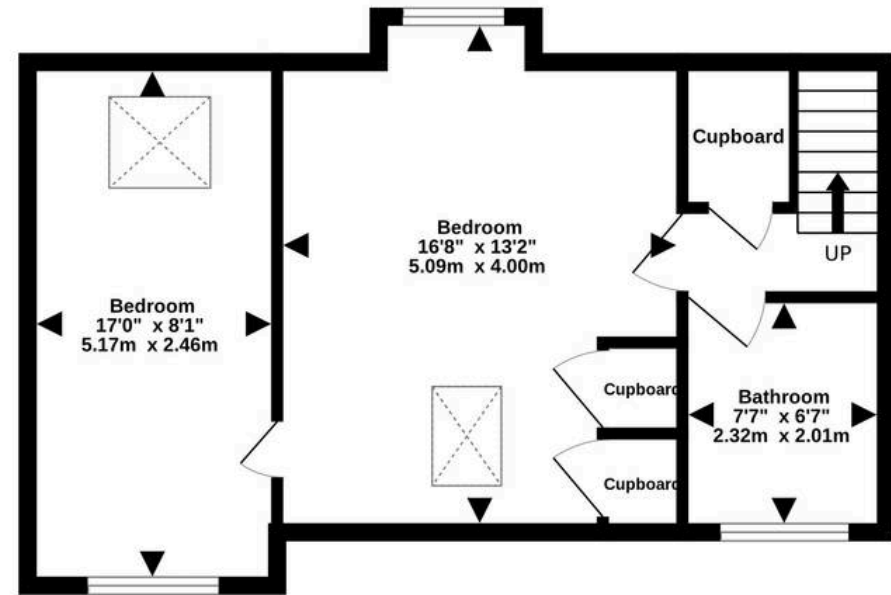
Generous sized garden grounds to the rear comprising of woodland as well as mature planting and shrubbery. Also a detached brick built store as well as timber built shed.



Ground Floor
527 sq.ft. (48.9 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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