

G · A · P

Galloway & Ayrshire Properties



www.gapinthemarket.com

'Smugglers Bay Cottage'
14 South Street
Port William
DG8 9SG



An opportunity arises to acquire a delightful, terraced cottage within the seaside village of Port William, which backs onto the shoreline of Luce Bay. To the rear of the property there are views over the waters of Luce Bay. All village amenities are within easy reach, only a short walk distant. In good condition throughout with many features to appreciate. Easily maintained garden ground to the rear, with rear vehicular access. Oil fired central heating and UPVC double glazing. It is to be noted that this property has been ran as a successful holiday let for a significant length of time.

**HALLWAY, LOUNGE, DINING/FAMILY ROOM, 'DINING, KITCHEN,
CONSERVATORY, BATHROOM,
3 BEDROOMS & WC, PARKING BAY, GARDEN
IDEAL FOR HOLIDAY LET/HOLIDAY HOME
Offers Over: £150,000**

Occupying a pleasant location backing onto the shoreline of Luce Bay within village of Port William, this is a charming, terraced cottage which provides spacious accommodation over two levels. From the rear of the property there are views over the waters of Luce Bay.

The property, which is in good condition throughout benefits from a spacious 'dining kitchen, delightful bathroom, attractive oak internal woodwork, a conservatory to the rear, UPVC double glazing and oil-fired central heating.

There is an area of easily maintained garden ground to the rear with the added benefit of rear vehicular access.

Local amenities within this popular village include a general store, post office, café/bar, primary school, and GP healthcare.

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. It is to be noted that this property has been ran as a successful holiday let for a significant length of time.



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.

Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.



Disclaimer: Misrepresentation Act 1967

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.







NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout.

COUNCIL TAX - Band B (£1,308.07 for 2021/22 to include water and drainage)

EPC Rating - E - 43

SERVICES

Mains electricity, water & drainage. Oil fired CH.

VIEWING ARRANGEMENTS

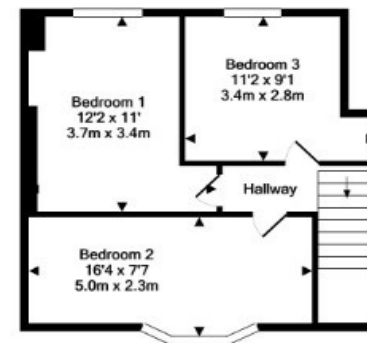
Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

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.

PRICE

On application to the selling agents.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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