McEwan Fraser Legal
Solicitors & Estate Agents

Harbour Cottage, 8 The Square

PORT WILLIAM, DUMFRIES AND GALLOWAY, DG8 9SE

Idyllic three-bedroom semi-detached cottage, walk-in condition, incredible open views across Luce Bay, a perfect holiday cottage getaway or buy-to-let investment property

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'Harbour Cottage' is one of the most individual, eye-catching properties in this pretty harbour village. The property is a striking three-bedroom, semi-detached cottage, constructed around 1890 and boasting stunning views over Luce Bay to the Mull of Galloway and the Isle of Man. This fantastic family/holiday home still offers scope to further extend to the rear (subject to obtaining the necessary planning consents) and has direct access from the garden to the beach, and the local shop and restaurant are within a very short stroll.

Displaying a stunning frontage, the house offers some beautiful design features from a bygone era and offers flexible and versatile accommodation, formed over a two-storey layout, with the open-plan lounge on the upper floor to fully maximise the glorious outlook. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a contemporary, modern feel. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family, and is currently let as a very successful holiday cottage.

THE SUN ROOM

In more detail, the accommodation comprises a vestibule opening into a welcoming hallway, which benefits from storage facilities for hanging coats and storing wellingtons. Access can also be gained from the hallway into the sun room, which is a great room to just relax and chill and offers superb views over Luce Bay. French doors open from here onto the patio in the rear garden, which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion.

THE KITCHEN/DINER

The 'heart' of the home is the magnificent kitchen/diner, which has been beautifully fitted to include an excellent range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, dishwasher, fridge/freezer as well as a free-standing washing machine and tumble dryer, making this the ideal kitchen for an aspiring chef. There is also ample room for a table and chairs for more relaxed dining and social occasions with friends and family.

The ground floor level offers thoughtfully planned sleeping accommodation. There are two double bedrooms, which have space for additional free-standing furniture if required and have feature fireplaces. Both of these rooms have sole usage of the spacious five-piece bathroom, with a walk-in shower cubicle, roll-top bath, bidet, wash hand basin and WC. This room further benefits from a feature fireplace, which could be reinstated as an open fire, if desired.

THE BATHROOM

BEDROOM 2

BEDROOM 3

From the entrance hallway, the staircase takes you to the upper level. The open-plan lounge is the perfect space for entertaining, and the Velux windows make the most of the natural light to create a modern and contemporary ambience and offer spectacular views into the distance. One of the Velux windows opens into a feature balcony. The open fireplace and the original oak flooring are the other key features of this room. The third double bedroom is located off this room and has the luxury of a private en-suite shower room. Eaves storage is available off the lounge, and loft access is gained from the bedroom.

THE LOUNGE

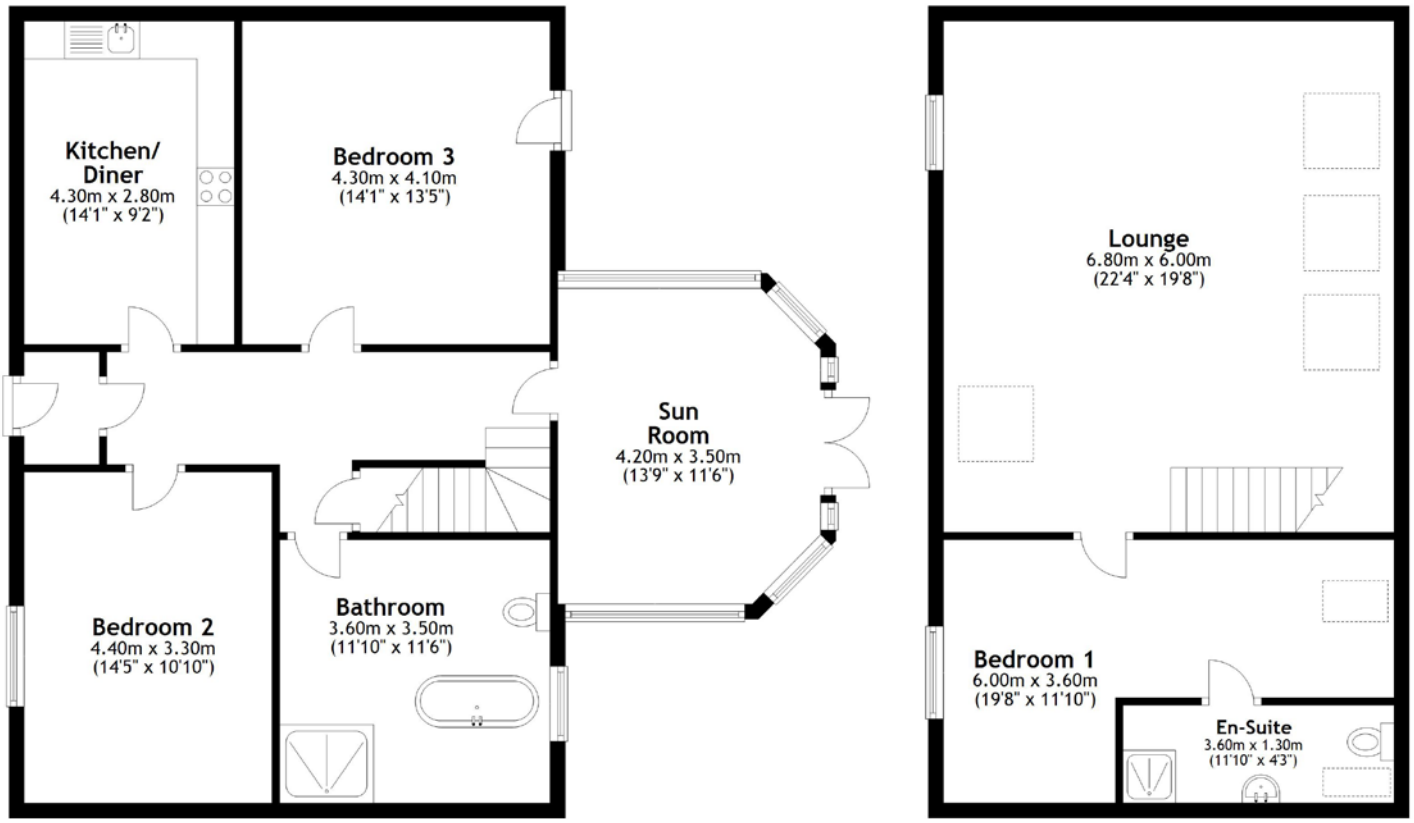
BEDROOM 1

The property sits within mature, cottage-style gardens, which have been designed for ease of maintenance and are fully enclosed, providing a private and safe environment for children and pets. The feature patio is the ideal spot for a lazy summer's day, making this a secluded haven. Off-road parking could be possible at the rear of the garden (STPP).

The high specifications of this family home also include double glazing, oil central heating and LPG heating.

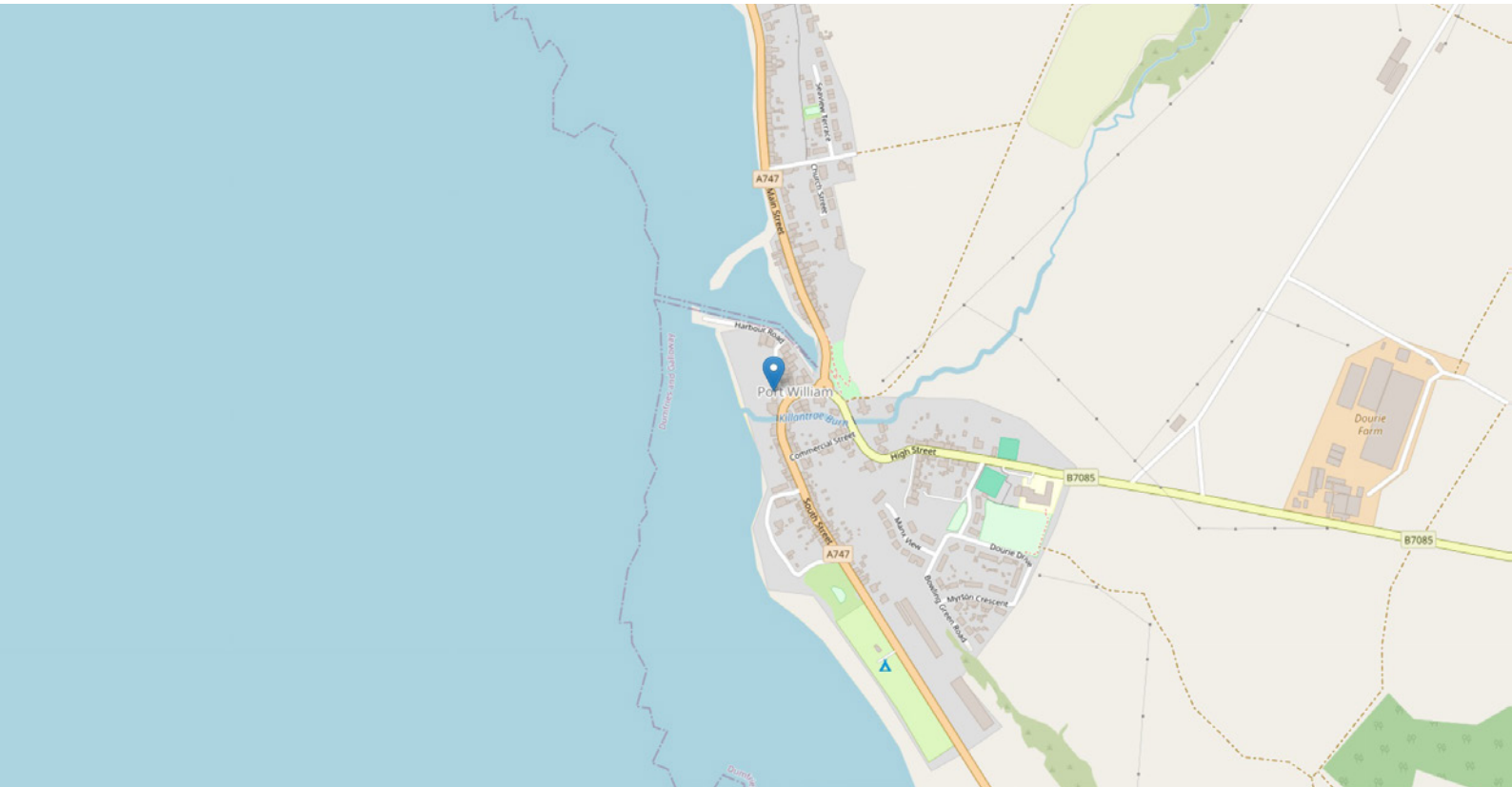
EXTERNALS & VIEW

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

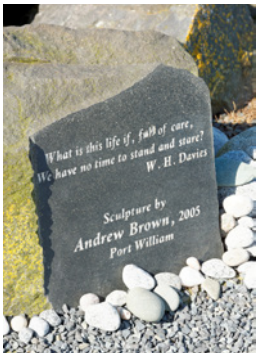
Gross internal floor area (m^2): 136m^2 | EPC Rating: D



THE LOCATION

Situated in the picturesque coastal fishing village of Port William, offering stunning views out across Luce Bay to the Mull of Galloway. On a clear day, both the Isle of Man and Ireland are visible from the rugged coastline. Port William is situated approximately twenty-three miles east of Stranraer and approximately seventeen miles from Newton Stewart.

Local amenities within the village of Port William include general stores, a Post Office, a hotel, a restaurant, a primary school and GP Healthcare. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, an indoor leisure pool complex and secondary schools. Walking, cycling, golf, river and sea fishing are all available nearby.



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