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7 Chalet Road (The Fairways)

PORTPATRICK, STRANRAER, DUMFRIES AND GALLOWAY, DG9 8DN

PORTPATRICK, STRANRAER

If you are looking for a luxury new home in an idyllic coastal location, you need to look no further than Chalet Road within the 'Fairways' development, on the spectacular Rhins of Galloway peninsular, in south-west Scotland. The Fairways are situated within the picturesque Harbour Village of Portpatrick, on an elevated position, overlooking the Irish Sea and Dunskey Golf Course.

The property has been individually designed to take advantage of the stunning views on offer and provide extremely spacious living accommodation. The property is finished and fitted to an exceptionally high specification and benefits from a contemporary fitted kitchen, modern bathroom, neutral décor and uPVC double glazing. As well as being able to enjoy the marvellous walking, sailing and golfing opportunities the area offers, the delightful village is very close by, where you'll find everything you will need, including a general store, Post Office, several restaurants and eateries, pubs, cafes, the parish church and a primary school.

The Fairways development is situated within a prime location in Portpatrick, which is a picturesque seaside village of pastel-coloured houses, that's set around a small bay with cliffs forming an impressive backdrop. Once a major port for the fishing industry and an important transportation link to and from Ireland, it is now a peaceful holiday resort. Nowadays, the village's sheltered harbour acts as a safe haven for the recreational sea fishing and boating community, whilst the surrounding area offers some of Scotland's most varied and unspoilt countryside.

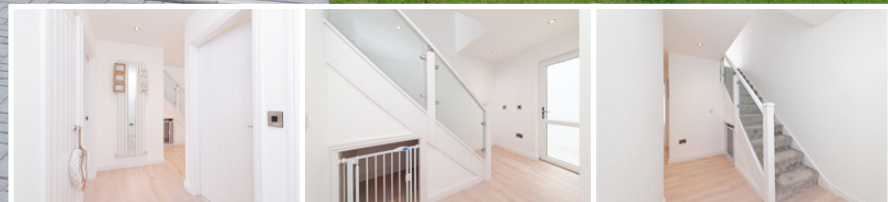
The Solway Heritage Trail takes in many local monuments, churches and castles and, for the more energetic, the Southern Upland Way (a 212-mile coast-to-coast walk) starts here. Stranraer is the closest large town to Portpatrick and is just a twenty-minute drive by car. Stranraer provides a wide range of amenities including hospitals, secondary schools, supermarkets, hotels, shops and restaurants, with leisure facilities such as private health and fitness clubs, indoor swimming pools and a curling rink.



Scenic views from around Portpatrick



ALL INTERIOR IMAGES ARE OF A NEIGHBOURING PROPERTY AND ARE A REPRESENTATION OF THE COMPLETED BUILD



Living at the Fairways also means you're perfectly placed to visit the many excellent golf courses nearby. Portpatrick Golf Club was founded in 1903 and commands magnificent views across the Irish Sea to Northern Ireland, the Isle of Man and Mull of Kintyre. Portpatrick is famous for its warm Gulf Stream climate which enables great quality golf all year round. The two courses are a mixture of rolling moorland and seaside heath, at around 150 feet above sea level. The championship Dunskey Golf Course (within walking distance) is a beautifully presented 18-hole, 5913 yards, Par 70 course and is a must play in Galloway. Popular with groups of golfers from all over Scotland and, in fact, all over

the world, the course is famed for its wonderful scenery and on clear days the Isle of Man, Mourne Mountains and Mull of Kintyre can be seen. The Dunskey Golf Course sets a fair challenge for golfers of varying abilities while the 9-hole, Par 3 Dinvin is enjoyed by families and those experienced golfers wishing to perfect their short game. There is an abundance of challenging courses in Dumfries and Galloway all within commuting distance from The Fairways development such as Cally Course, Stranraer, Wigtownshire County (Glenluce), Southernness, Dumfries and County and of course, Turnberry, South Ayrshire.

7 CHALET ROAD [THE FAIRWAYS]

7 Chalet Road is beautifully located, stylish, impressive, but at the same time, it will be a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a newly constructed and very adaptable, three-bedroom, semi-detached villa, quietly positioned in this highly desirable location and offering outstanding views into Portpatrick and beyond. This ideal family/holiday home has been finished to a very high standard throughout and the developers have used high-quality fittings and finishes and the latest in "high-tech" features to create a house that is the last word in sophistication and refined taste. This home is of 21st-century design for people who appreciate what modern thinking can do to boost their quality of life, in a simply stunning spot. An open and unique, free-flowing approach to internal space ensures that this home combines livability with highly refined elegance. Once inside Chalet Road, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in.

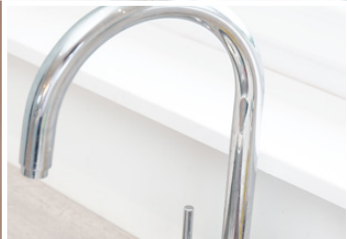
further benefits from patio doors extending to a stone terrace, with smoked glass screening facing West with both golf course and sea views. There is a family bathroom on the ground floor and disabled access to the rear.

The upper floor is accessed via a few steps from the car-parking area. Access is through a stable door into a welcoming reception hall. A handy WC and shower room is located off the hallway. The hall then opens up into a spacious open-plan living/dining/kitchen. This zone is Westerly facing with French doors opening onto a smoked glass Juliette balcony and separate bi-folding doors opening onto a full balcony. The perfect spot for a lazy summer's day! A vaulted ceiling and extended glass brings light into the building while providing possibly the best views Portpatrick has to offer.

The property comprises of three, double bedrooms on the ground floor. The master bedroom has a luxury en-suite shower room and

The building is timber frame with block and render exterior and a slate roof, quality windows have been installed with a grey exterior and white interior. For additional comfort gas central heating to radiators is also provided.

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PROPERTY SPECIFICATIONS



NEW BUILD



BUS LINKS



SEA VIEWS



NEAR SCHOOLS



LOCAL AMENITIES

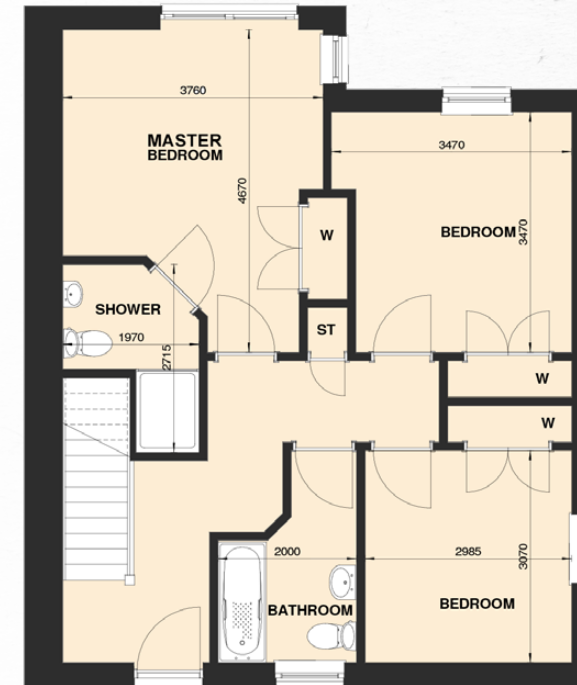


LEISURE FACILITIES



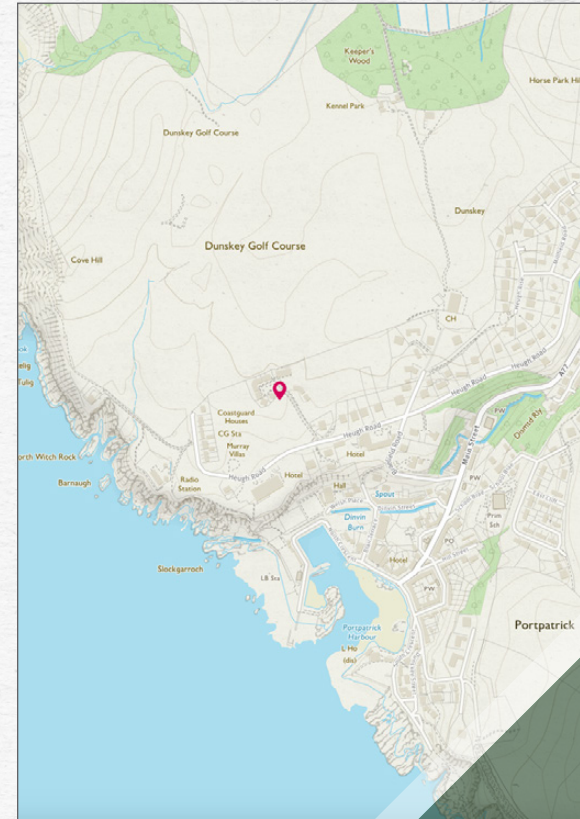
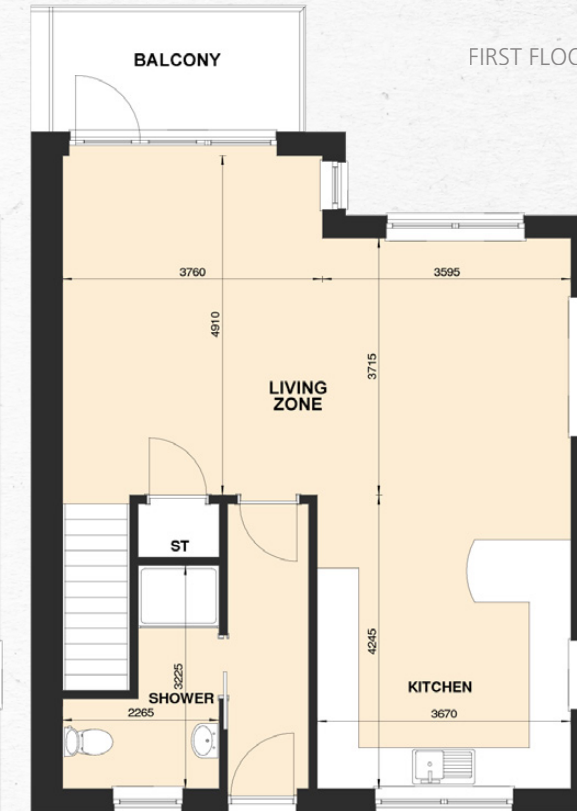
PRIVATE

GROUND FLOOR



BALCONY

FIRST FLOOR



ROOM DIMENSIONS ARE APPROXIMATE

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