



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01387 218 080



**2/4 South Street**  
PORT WILLIAM  
DUMFRIES & GALLOWAY DG8 9SG

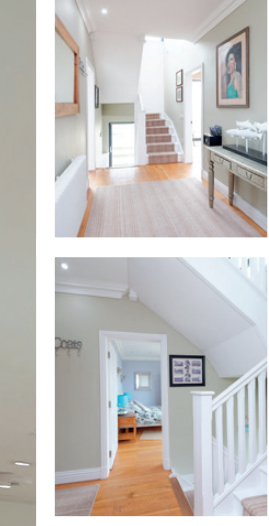
# 2 SOUTH STREET

We are delighted to present to the market for the first time these spacious semi-detached cottages located in the heart of the Village of Port William. Designed by a multi-award winning architectural practice Lipton Plant Architects the cottages have been renovated to a superb standard, maintaining many original features and taking full advantage of the stunning sea views. The gardens have direct access to the beach. Otters and badgers are no strangers with minke whales, turtles, seabirds, porpoise, seals and dolphins having also been seen in the bay.

No 2 South Street includes to the ground floor a master bedroom with ensuite wet room with shower and toilet and sliding patio doors with access to the deck, garden and beach. There is a second bedroom to the rear with patio doors leading to a separate raised private terrace and a third bedroom to the front. All three bedrooms are good sized doubles. Finally, on the ground floor is the family bathroom with shower over bath and toilet.

The first floor is flooded with natural light and has stunning views across Luce Bay which only a viewing can do justice. The accommodation includes an open plan space with oak floors comprising the living area with feature wood burner, large dining area and kitchen area with electric cooker, microwave, fridge/freezer, dishwasher, washing machine and tumble dryer.

The cottage benefits from oil central heating and double glazing.

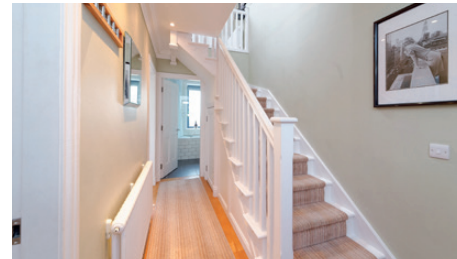


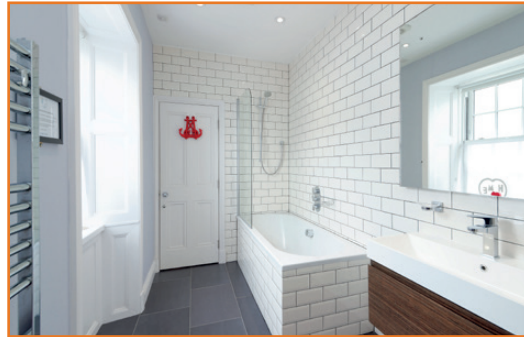
# 4 SOUTH STREET

No 4 South Street includes to the ground floor a master bedroom to the rear with patio doors leading on to the terrace and garden and second bedroom to the front of the property, both bedrooms are good sized doubles. Finally, on the ground floor is the family bathroom with shower over bath and toilet.

The first floor is flooded with natural light and has stunning views across Luce Bay which only a viewing can do justice. The accommodation includes an open plan space with oak floor comprising the living area with feature wood burner, large dining area and kitchen area with electric cooker, microwave, fridge/freezer, dishwasher, washing machine and tumble dryer.

The cottage benefits from oil central heating and double glazing and off street parking.





# THE DETAILS

## Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.28m (20'7") x 5.57m (18'3")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Lounge/Kitchen	10.50m (34'5") x 6.24m (20'6")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
En-suite	4.00m (13'1") x 1.70m (5'7")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Bedroom 3	4.00m (13'1") x 2.90m (9'6")
Bathroom	3.90m (12'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 195m<sup>2</sup>

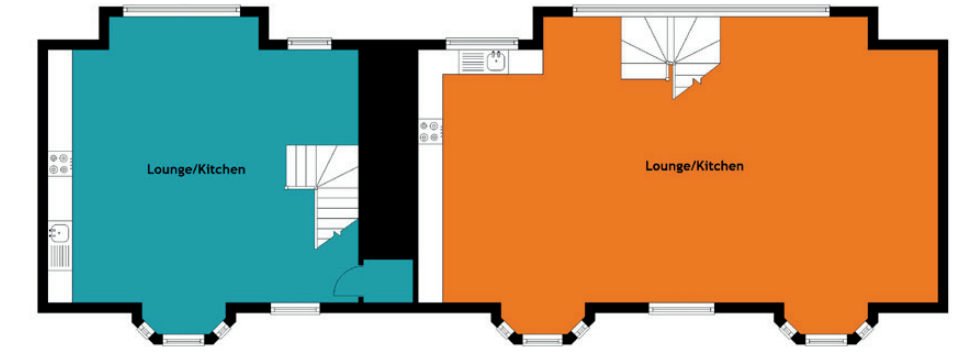
EPC Rating: D

Extras (Included in the sale): Fitted floor coverings and Integrated appliances.

Ground Floor



First Floor





  
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**Part  
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 Available**

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