




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Military Drive

PORTPATRICK, STRANRAER, DUMFRIES AND GALLOWAY, DG9 8LR

PORTPATRICK

Portpatrick is a picturesque seaside village of pastel-coloured houses that are 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's 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. You will find everything you need in this delightful village, including a general store, post office, several restaurants and eateries, pubs, cafes, the parish church and a primary school.

Stranraer is the closest large town to Portpatrick and is just a 20-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.





“... A PICTURESQUE SEASIDE VILLAGE OF PASTEL-COLOURED HOUSES ...”



9 MILITARY DRIVE

A modern, four-bedroom, gas central heated, individual detached villa, built around 2011 to a high specification. The property has an interesting internal arrangement with generous room sizes and is not overlooked. The main reception rooms and kitchen are situated at the upper level to take advantage of the uninterrupted views over the sea to the Irish coast and the valley and village of Portpatrick. The property is cleverly designed to allow direct external access, without steps, from Military Drive to the upper main reception level.



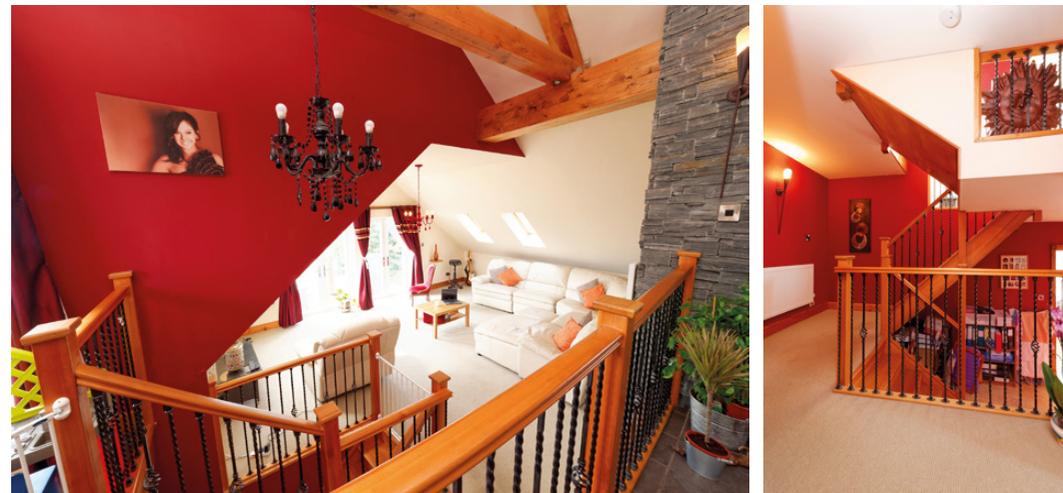
The accommodation comprises a spacious modern kitchen/ diner with tiled floor, open ceiling and impressive pine trusses which overlooks both St George's Channel to the west and the village to the north. The kitchen area comprises a full range of individually located modern units. The store is adjacent with direct access to the exterior. Directly off the kitchen is a further large larder with adjacent WC and wash hand basin.



"... OVERLOOKS BOTH ST GEORGE'S CHANNEL TO THE WEST AND THE VILLAGE TO THE NORTH ..."



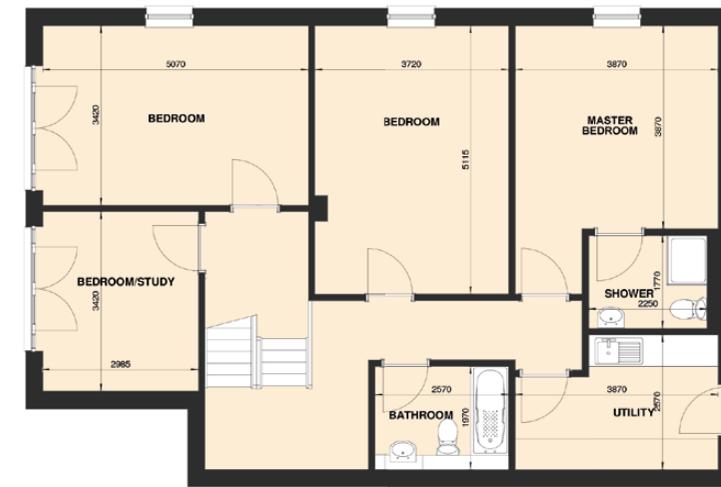
The large, fully carpeted lounge is situated with direct access through external double doors to the balcony, having uninterrupted views to Ireland and across the valley. The spacious lounge benefits from additional Velux windows to maximize natural light.



There are four, well-proportioned bedrooms, the master benefiting from a luxury en-suite shower-room. All are located to take advantage of the views and two have direct access to the spacious garden. The garden access bedrooms have tiled floors, the remaining area is fully carpeted. The large family bathroom with bath, shower over, wash hand basin and WC is situated adjacent to the bedrooms. There is a separate utility room with both internal and garden access. There is space for parking two cars and attractive gardens.



ROOM DIMENSIONS ARE APPROXIMATE



Gross internal floor area (m²): 207m² | EPC Rating: D

PROPERTY SPECIFICATIONS



BUS LINKS



SEA VIEWS



NEAR SCHOOLS



LOCAL AMENITIES



LEISURE FACILITIES



PRIVATE

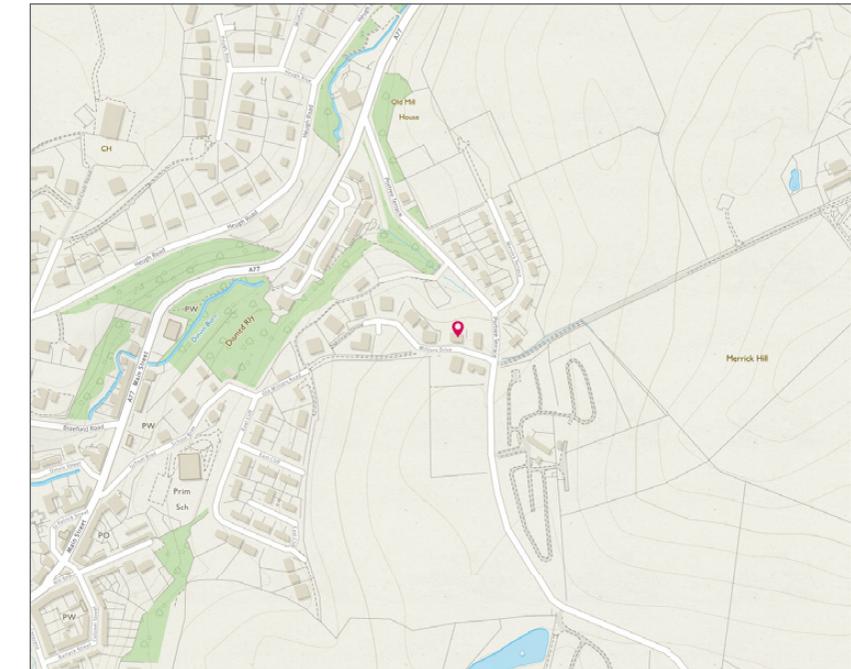


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