

Pinminnoch Cottage

PORTPATRICK, DUMFRIES AND GALLOWAY, DG9 9AB



*COUNTRYSIDE AND COASTAL LIVING MIXED
TOGETHER IN THIS SEMI-RURAL RETREAT*



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present Pinminnoch Cottage, a captivating 5-bedroom haven nestled along the enchanting A77 road just outside the charming village of Portpatrick. This unique property not only offers a harmonious blend of traditional charm and modern comfort but also presents an exciting opportunity for those seeking a versatile residence with income potential.



Pinminnoch Cottage exudes timeless elegance, seamlessly marrying the character of a traditional Scottish cottage with the modern comforts of today. From the moment you step inside, the warm and inviting ambience welcomes you home. Boasting five bedrooms, this residence is a canvas waiting for your vision. With ample space and a flexible layout, Pinminnoch Cottage offers the potential to become a spacious family home, a full-fledged guest house, or a residence with a dedicated granny flat area.







Bedroom 1



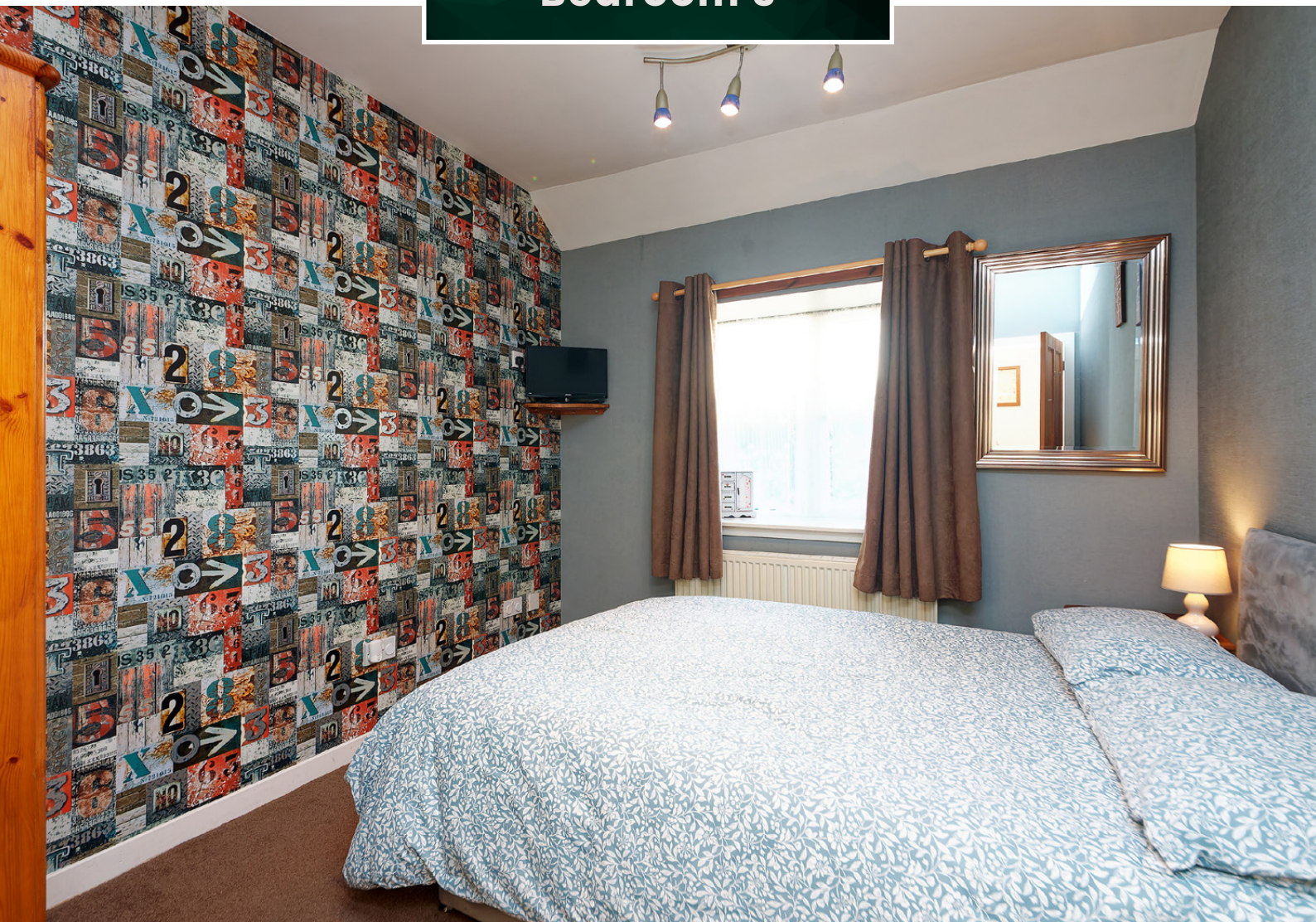


Bedroom 2





Bedroom 3







The Snug







Bedroom 4





Bedroom 5







Approximate Dimensions

(Taken from the widest point)

Lounge	4.25m (13'11") x 3.90m (12'10")	Shower Room	2.60m (8'6") x 1.40m (4'7")
Kitchen	3.51m (11'6") x 3.40m (11'2")	Utility	2.80m (9'2") x 1.90m (6'3")
Kitchen/Diner	4.75m (15'7") x 2.90m (9'6")	Pantry	3.00m (9'10") x 1.70m (5'7")
Snug	5.09m (16'8") x 3.64m (11'11")	Gross internal floor area (m ²): 153m ²	
Bedroom 1	3.40m (11'2") x 3.30m (10'10")	EPC Rating: E	
Bedroom 2	3.51m (11'6") x 3.20m (10'6")	Extras (Included in the sale): All internal furniture and finishings. All outdoor sheds. Caravan in picture shall be sold separately but open to offers.	
Bedroom 3	3.20m (10'6") x 2.90m (9'6")		
Bedroom 4	3.30m (10'10") x 2.60m (8'6")		
Bedroom 5	3.91m (12'10") x 2.75m (9')		
Bathroom	1.80m (5'11") x 1.80m (5'11")		



The property comes complete with numerous sheds, offering practical solutions for storage or the potential for creative repurposing. These additional structures enhance the property's appeal, providing versatility and functionality. Pinminnoch Cottage is more than a residence; it's an opportunity to shape your lifestyle. Whether you envision a family home, a guest house, or a property with a dedicated granny flat, the potential is boundless. Currently bringing in £15,000 annually as a holiday let, Pinminnoch Cottage provides a unique opportunity for buyers to enjoy the comforts of their home while benefiting from a steady income stream. The seamless integration of private living and a successful holiday let is a rare and appealing feature of this property.

This is your chance to embrace the unique charm of Pinminnoch Cottage and immerse yourself in the beautiful quaintness of some of Dumfries and Galloway's finest countryside. Whether you are seeking a quiet retreat, an income-generating investment, or a versatile family home, this property promises an unparalleled blend of comfort and potential. Contact McEwan Fraser Legal today to explore the possibilities that await you at Pinminnoch Cottage.





Situated just outside the village of Portpatrick along the A77 road, this countryside retreat provides breath-taking views and easy access to the village's amenities. Immerse yourself in the tranquillity of the countryside while encompassing village life and enjoying the convenience of nearby attractions such as Dunskey Golf Club, endless scenic hikes, traditional sea food restaurants and all your every day living needs just a five minute drive away.

The Location



Portpatrick is a picture perfect seaside village on the Rhinns of Galloway peninsula. Situated just fifteen minutes' drive from Stranraer, and less than two and half hours from Carlisle and Glasgow, offering a wonderful retreat from city living.

There is something for everyone in Portpatrick. For the outdoor enthusiasts, there is no shortage of scenic walks, where you can stroll along the cliffs to explore Dunskey Castle - a 12th century ruin. The Southern Upland Way, Britain's first official coast to coast, long distance foot-path, starts here. Traverse the two hundred and twelve miles and you will reach Cockburnspath on the eastern seaboard but if you are feeling less ambitious, there are plenty of sections and routes suitable for all the family. Portpatrick is home to great restaurants and cafes, a variety of small shops, the village store, Post Office and local bakery, everything you need for day to day shopping. Nearby Stranraer caters for all of your supermarket essentials, along with many of the main high street retailers and a general hospital and a leisure centre. Stranraer rail station connects you to Ayr, Prestwick International Airport and on to Glasgow. Sail direct to Ireland from Cairnryan via the regular ferry service.

The local primary school is Portpatrick Primary and secondary education takes place at Stranraer Academy.

The Location

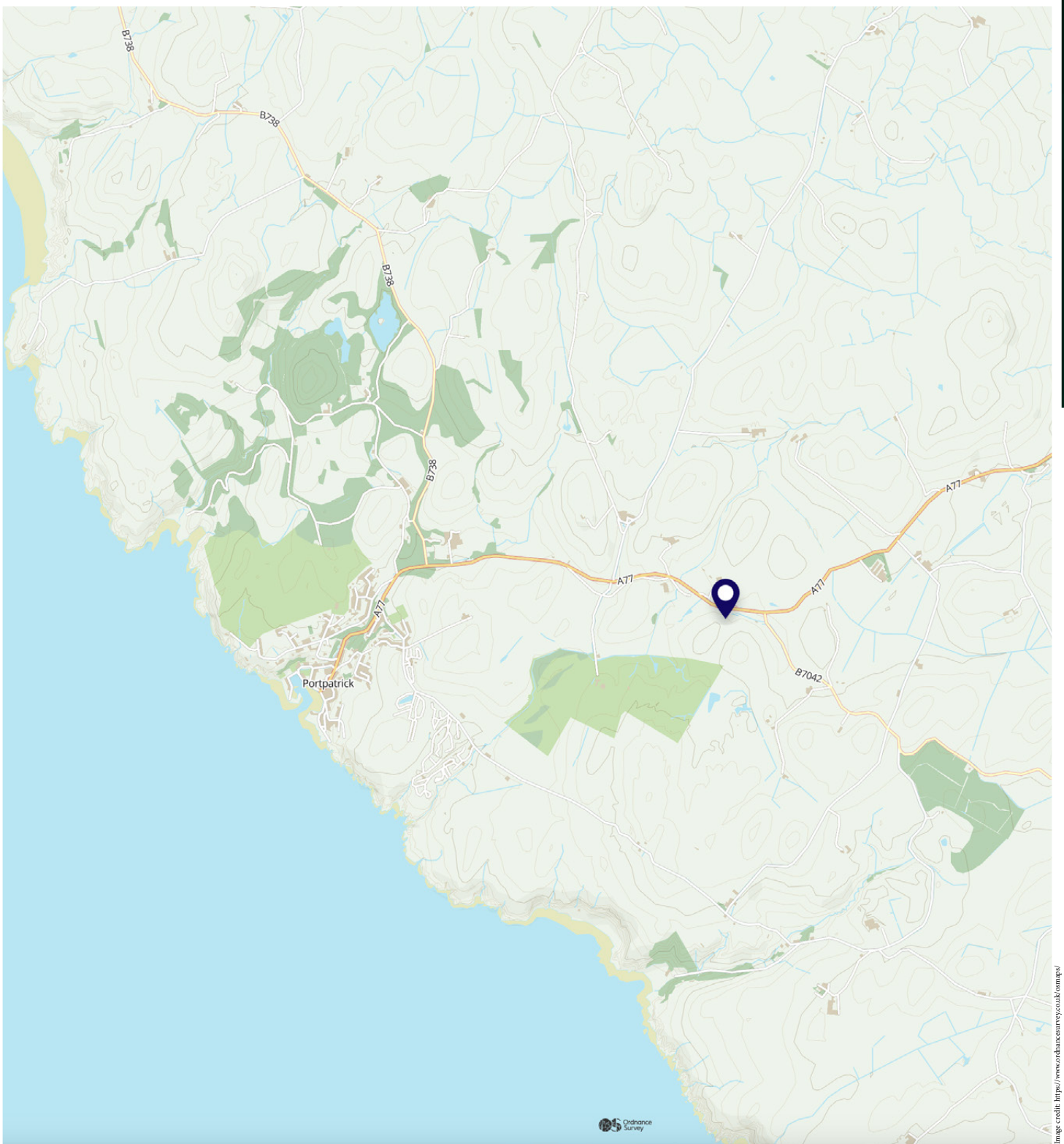


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BOBBY WALKER-LYNCH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.