



27 HEUGH RISE,
PORTPATRICK,
BY STRANRAER,
DG9 8UA

SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
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**MODERN DETACHED BUNGALOW IN SOUGHT AFTER
DEVELOPMENT OVERLOOKING PORTPATRICK**

SOME UPGRADING REQUIRED

FULL DOUBLE GLAZING, ELECTRIC HEATING

**ACCOMMODATION COMPRISES:- VESTIBULE, HALL, LOUNGE,
KITCHEN/DINER, DINING ROOM, UTILITY ROOM, 4 BEDROOMS,
BATHROOM**

OFFERS AROUND £199,995

DESCRIPTION

27 Heugh Rise is an impressive extensive bungalow in the modern Heugh Rise Development overlooking Portpatrick.

The village itself is a most picturesque conservation village with attractive harbour and many enviable restaurants, pubs, etc.

The property itself is in need of some upgrading as is reflected in the price.

Early viewing of this property is recommended.

ACCOMMODATION

VESTIBULE: (4'6" x 4')

uPVC front door opens on to vestibule with ceramic tiled floor and pine lined walls. Fifteen pane timber door opens onto hall.

HALL:

Providing access to all other accommodation. Various cupboards. Hatch to attic.

BEDROOM 1: (12'6" x 10')

With windows to front and side elevations. Open outlook over the village.



LOUNGE: (14'9" x 12'6")

Spacious public room with window to front and patio doors to side. Electric fire in wooden surround. Open outlook to the front.



BEDROOM 2: (12' x 13'3")

Side facing bedroom with en-suite shower room. Built-in wardrobes.

BEDROOM 3: (12'6" x 10')

Further spacious bedroom with built-in wardrobe.



BEDROOM 4: (11' x 11')

Rear facing bedroom with built-in wardrobe/overbed unit and matching dressing table/vanity unit. View to side.



BATHROOM: (8'6" x 8')

With cream bathroom to include bath, w.c. and wash-hand basin. Shower over bath. Ceramic tiling to ceiling height. Wall mounted electric heater. Airing cupboard.



KITCHEN/DINER: (15'6" x 11')

Spacious kitchen/diner with a good range of fitted units both base and wall mounted. Vinyl floor covering. Electric hob. One and a half bowl stainless steel sink.

**DINING ROOM:** (14'6" x 13'4")

Spacious dining room access from the kitchen with wood effect flooring and patio doors opening onto the front garden. Attractive view over the village.

**UTILITY ROOM:** (13'6" x 6'4")

Useful space to the rear of the property with a good range of fitted units both base and wall mounted. Stainless steel sink. Ceramic tiled floor. Rear double glazed door.

OUTSIDE

With gardens to front and rear. Off-street parking/driveway. Garden shed in rear garden.

SERVICES:

Mains water, electricity and drainage. Telephone by arrangement.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "F".

PRICE:

Offers around £199,995 are invited.

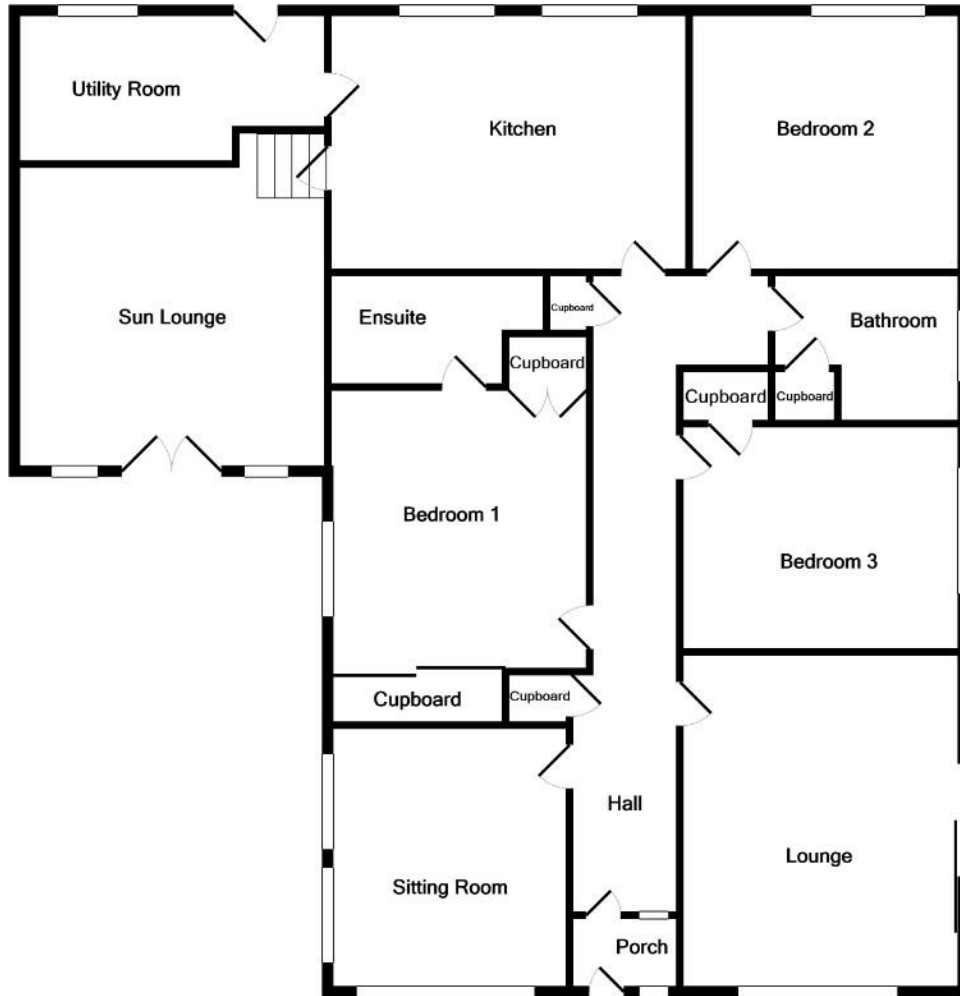
OFFERS

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,
4/6 SOUTH STRAND STREET,
STRANRAER, DG9 7JW.**

The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.

FLOOR PLAN



Measurements are approximate. Not to scale. Illustrative purposes only
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