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**THE LAMP HOUSE,
4 HILL STREET,
PORTPATRICK,
STRANRAER,
DG9 8JX**



**CHARMING END-TERRACED COTTAGE IN PICTURESQUE
CONSERVATION VILLAGE WITH VIEWS TO PORTPATRICK
HARBOUR**

FULL DOUBLE GLAZING, ELECTRIC HEATING

SOME REFURBISHMENT REQUIRED

**ACCOMMODATION COMPRISES:- VESTIBULE, W.C., HALL/STAIR,
LOUNGE/DINING ROOM, REAR VESTIBULE, KITCHEN, SHOWER-
ROOM, 3 BEDROOMS, UPPER SUN ROOM**

**DETACHED GARAGE, TIERED REAR GARDEN WITH VARIOUS
OUTBUILDINGS**

OFFERS AROUND £170,000

DESCRIPTION

The Lamp House, 4 Hill Street, Portpatrick represents a rare opportunity to acquire a charming end of terrace Cottage, full of character and located in the heart of Portpatrick Conservation Village.

The property is in need of refurbishment but has the potential to provide an enviable property either as a permanent residence or indeed a holiday home. Equally the house would offer an excellent holiday lettings opportunity.

The property benefits from full double glazing and electric heating and needs to be viewed to be fully appreciated.

ACCOMMODATION

VESTIBULE:

Double glazed uPVC front door opens onto vestibule with shelf, vinyl floor covering and cloak cupboard. Glazed timber door to hall/stair.

HALL/STAIR:

With wooden shelving, under stair w.c., staircase with wooden balustrade.

LOUNGE/DINING ROOM: (24' x 19' at maximum)

L shaped lounge/dining room with views to front and rear. A very spacious public room with access to the kitchen and rear vestibule/rear door.



REAR VESTIBULE: (6'3" x 3'6")

Adjoining the lounge and providing access via double glazed uPVC door to the garden. Broom cupboard under stair.

KITCHEN: (12'3" x 8'9")

Bright generously proportioned kitchen with a range of modern fitted units, both base and wall mounted, comprising beech effect worktops, tiled splashbacks and stainless steel sink. Electric cooker, dish washer, fridge freezer, controls for electric heating.



UPSTAIRS

LANDING:

With cupboard/wardrobe

SHOWER ROOM: (8' x 5'3")

Walk-in shower with electric shower. Modern wash hand basin and w.c. in cream. Wall mounted medicine cabinet with mirrored doors. Wall mounted electric heater and extractor fan.



MASTER BEDROOM: (14'6" x 11'6")
Surprisingly spacious master bedroom with a view to Portpatrick Harbour. Part coombed ceiling. Windows to front and side. Telephone point.



BEDROOM 2: (11'6" x 10'9")
Further bedroom to the front of the property, part coombed ceiling.



BEDROOM 3: (11'3" x 11')
Rear facing bedroom with a view over the garden.



UPPER SUN ROOM: (6'9" x 5'9")
With cupboards, window seat, electric meter cupboard, uPVC double glazed door to external staircase and garden.



OUTSIDE

GARDENS:
Under stair storage, tiered garden with rotary clothes dryer, outbuildings and greenhouse. View to Portpatrick Harbour.





SERVICES:

Electricity, telephone by arrangement with BT, water and drainage.

ENTRY:

Early entry is available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.



COUNCIL TAX:

Band "E".

PRICE:

Offers around £170,000 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.**

SIDE ENTRANCE:

Detached garage with pitched roof.



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.