



LANGSIDE

3 MAIN STREET, PORTPATRICK, STRANRAER

Galbraith



Kitchen

LANGSIDE, 3 MAIN STREET, PORTPATRICK, STRANRAER

A spacious 4 bedroom semi-detached property within walking distance of the harbour and local amenities in a desirable seaside village.

Stranraer 7.4 miles ■ Cairnryan 13.7 miles
Newton Stewart 28.8 miles ■ Ayr 57.4 miles

Acreage 0.09 acres

Offers Over £185,000

- 3 reception rooms. 4 bedrooms
- Potential to refurbish as a home or appealing holiday let
- Outbuilding/Workshop
- Low Maintenance outside space
- Off road parking for several vehicles.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Langside is situated directly opposite Portpatrick Parish Church within the village. Portpatrick has a number of shops, a primary school, church, putting green, beachfront hotels & restaurants and in the summer you will find people dining al fresco as they admire the stunning sea view. Portpatrick RNLI Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West. Stranraer is the nearest major town, 7.4 miles from Langside, where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, 13.7 miles from Langside, has two ferry operators running passenger and freight services to Northern Ireland.

There are a number of golf courses in the area including Dunskey Golf Club, within walking distance, Stranraer Golf Club, Wigtownshire County Golf Club and the famous Turnberry Golf Course is approximately 43 miles from Portpatrick. Both curling and horse riding are also very popular in the area, Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer.

DESCRIPTION

Langside is a spacious four-bedroom semi-detached property, which has previously served as a popular Bed and Breakfast within the village. The ground floor rooms retain appealing features with high ceilings and attractive cornicing, two open fires remain in situ in the sitting room and living room opposite. The dining room forms the third reception room, all three reception rooms offer flexibility and can be best utilised depending on the needs and requirements of the new owners.

The kitchen has a small serving hatch opening to the living room, a pulley, a double sink and drainer, washing machine and an electric cooker. The range cooker is no longer in use. The ground floor also benefits from a sizeable under stair cupboard and back porch, providing an abundance of storage space. The first floor opens to four well-lit bedrooms, all with wash hand basins. Bedrooms 1 and 2 have views of the church across the road and bedrooms 3 and 4 overlook the private courtyard behind. The main shower room has an easy access shower, heated towel rail and a Velux window. There is a second WC. Cloakroom with airing cupboard. The attic is boarded the full length of the property, at standard head height, offering extensive storage space.

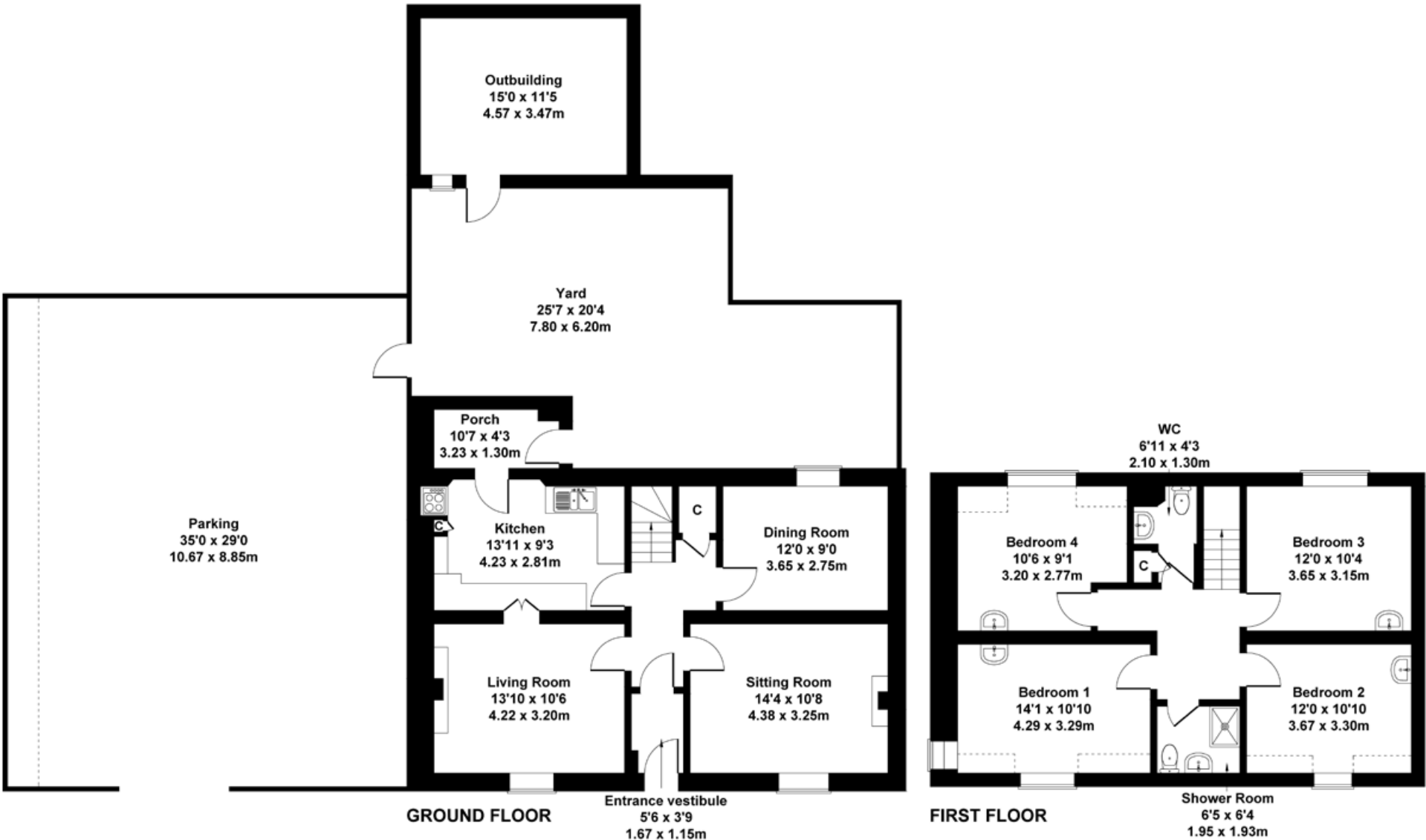
Langside has Dimplex Quantum storage heaters and is on the waiting list for a smart meter to be installed. There is a parking area/area of hard standing (10.67m x 8.85m) beside Langside with ample off-street parking for several vehicles.

This spacious home, although in need of updating, is located within a very popular seaside village, within walking distance from the sea front, local shops and restaurants. This also presents an appealing investment opportunity for those seeking a holiday let.





Langside, 3 Main Street, Portpatrick, DG9 8LD



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Living Room. Sitting Room. Dining Room. Kitchen. Porch

First Floor: 4 Bedrooms. Shower Room. WC. Cloakroom.

OUTBUILDING (4.57m X 3.47m)

Of stone construction with flat roof, paved slab flooring and side window. The oil tank is housed in the outbuilding, there is a good amount of storage space and shelving.

GROUNDS

The porch at Langside opens to a back yard, with a timber garden shed, stone outbuilding and access to the parking area. A number of years ago steps were added leading up from the parking area to the banking behind, to obtain a sea view. Some of the steps remain, but the banking has become overgrown and now would need re-instated to re-create that appealing space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Storage Heaters	Band E	F37	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

On entering Portpatrick continue until you see the Portpatrick Parish Church on the left-hand side of the road, Langside is directly opposite the Church.

POST CODE

DG9 8LD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: leaned.dinosaur.extremely

SOLICITORS

McSparran McCormick
663 Clarkston Road
Glasgow
G44 3SE

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

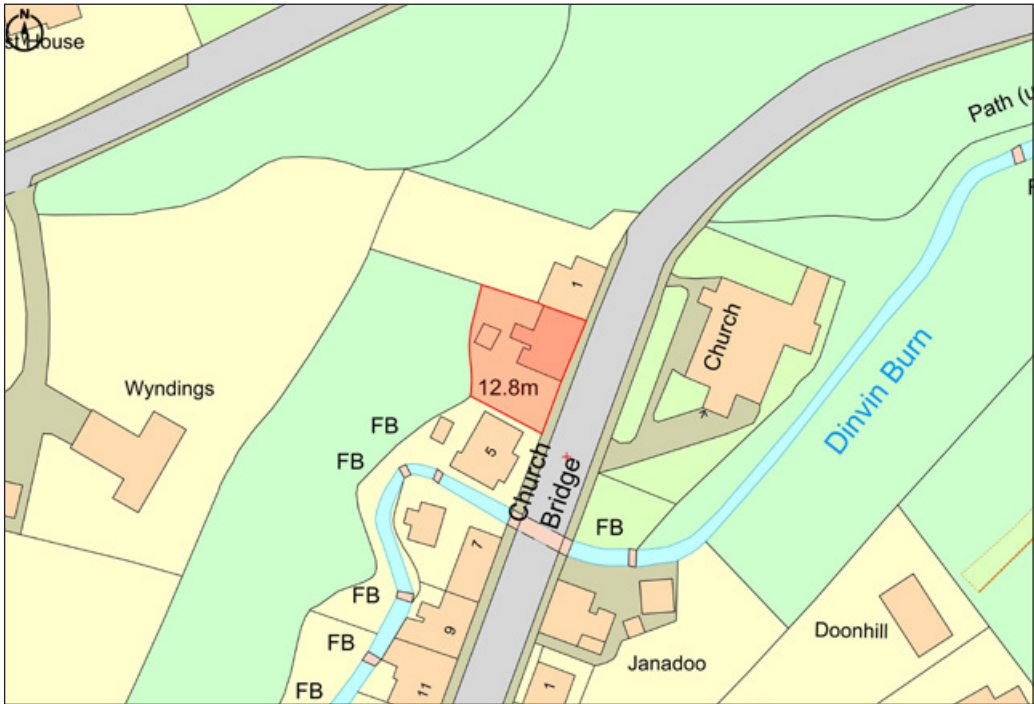
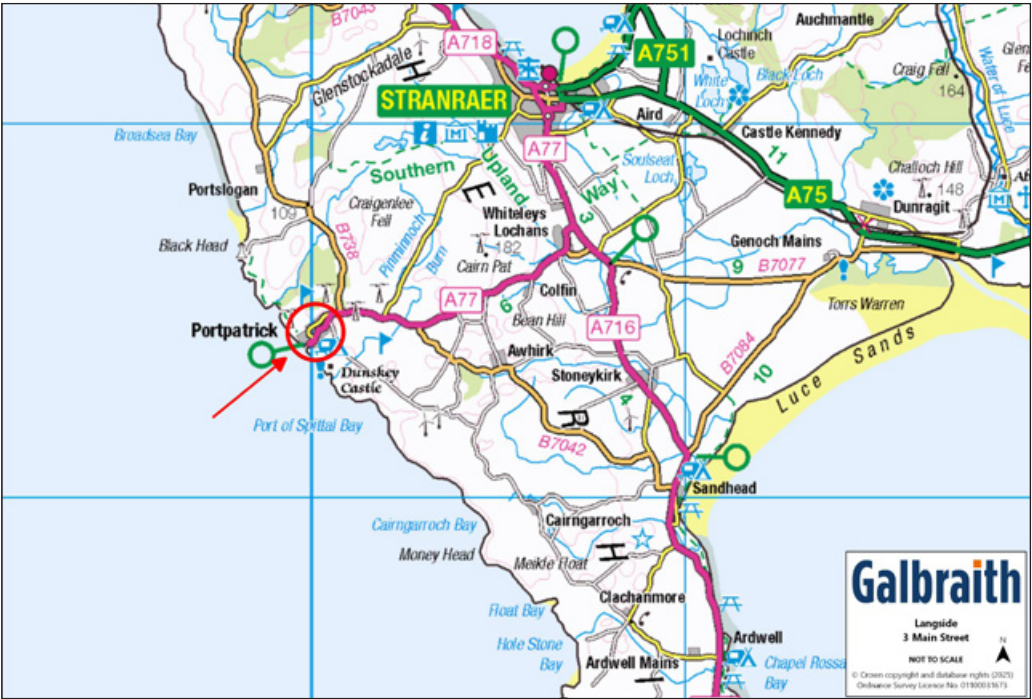
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.









Galbraith



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