



6 Military Drive

Military Drive, Portpatrick, Stranraer, Dumfries and Galloway, DG9 8LR

Galbraith

A spacious detached 3 bedroom property, with stunning sea views from the first floor, within a very popular seaside village.



Stranraer 7.6 miles Cairnryan 13.7 miles Newton Stewart 28.8 miles Ayr 57.7 miles Glasgow 95 miles



 3  2  1

- 1 reception room. 3 bedrooms (1 en-suite)
- Open plan Kitchen and Dining Room, opening to decking
- First floor Sitting Room with balcony
- Cellar/Storage Room
- Integral Garage
- Well-maintained garden
- Parking for a number of vehicles.

Offers Over £315,000

Description

6 Military Drive sits in an elevated position in Portpatrick, on a sizable plot, with parking and attractive wraparound garden, which has been meticulously cared for over the years. The location makes the most of the views and light, and sits just the right distance away from the village centre, close to the amenities, yet far enough to enjoy the peaceful location. Portpatrick is popular with visitors especially over the summer months. The entrance vestibule opens to a well-lit hall and double doors continue through to the open plan kitchen/dining room. A black granite worktop compliments the fitted units, cooking facilities provided by an integrated double oven with grill and electric four ring hob. French doors open from the dining area to an area of decking outside, ideal for dining al fresco in warmer weather. The utility room adjacent is currently utilised as an office, but with the space and plumbing for white goods can be used as either or both. The office has a side door opening to the garden/parking area, also to the integral garage. There are two bedrooms on the ground floor, one with fitted wardrobes, and a family bathroom with a corner bath, and shower.

The triple aspect sitting room on the first floor has double doors opening to a balcony, allowing you to absorb the views and take in the sea air. The master bedroom with dressing room and en-suite bathroom complete the accommodation on this level. The property is immaculately presented throughout and offers a delightful home in true turn key condition.

In addition to the garage a cellar is situated beneath the property, offering storage space for garden tools, furniture and equipment.

6 Military Drive has gas central heating, with an underground gas tank to the lawn by the parking area and the Worcester boiler is serviced annually.

There is something for everyone at 6 Military Drive, in a village known locally as Scotland's Riviera, a charming seaside village with picturesque harbour and a sandy beach, making it a very popular holiday destination.

GARAGE (5.45M X 4.17M)

Of brick construction with concrete floor, side window and electric roller door.

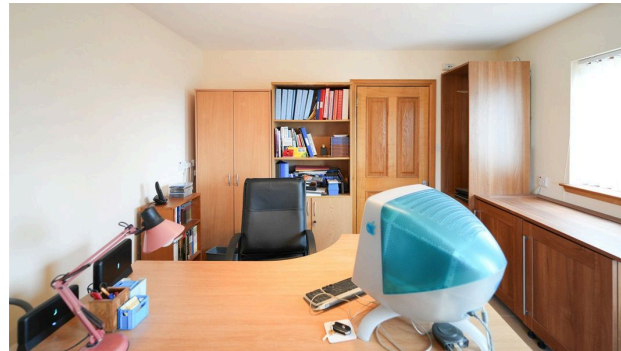
GARDEN

As you arrive at 6 Military Drive there is a parking area of block paving with parking for a number of vehicles and wraparound garden. The well maintained garden is mostly laid to lawn, but a section towards the back of the site has been carefully landscaped, offering a peaceful place to relax in amongst carefully planted borders, hedging, cordylines and a combination of steps and pathways. .

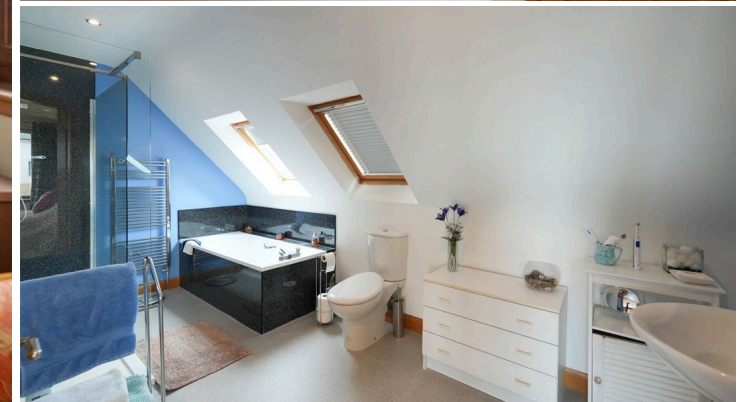


Situation

6 Military Drive is situated in a residential area on the edge of Portpatrick, within walking distance of the beachfront, local restaurants and amenities. 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 6 Military Drive, 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 6 Military Drive, 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.











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 12/05/25.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

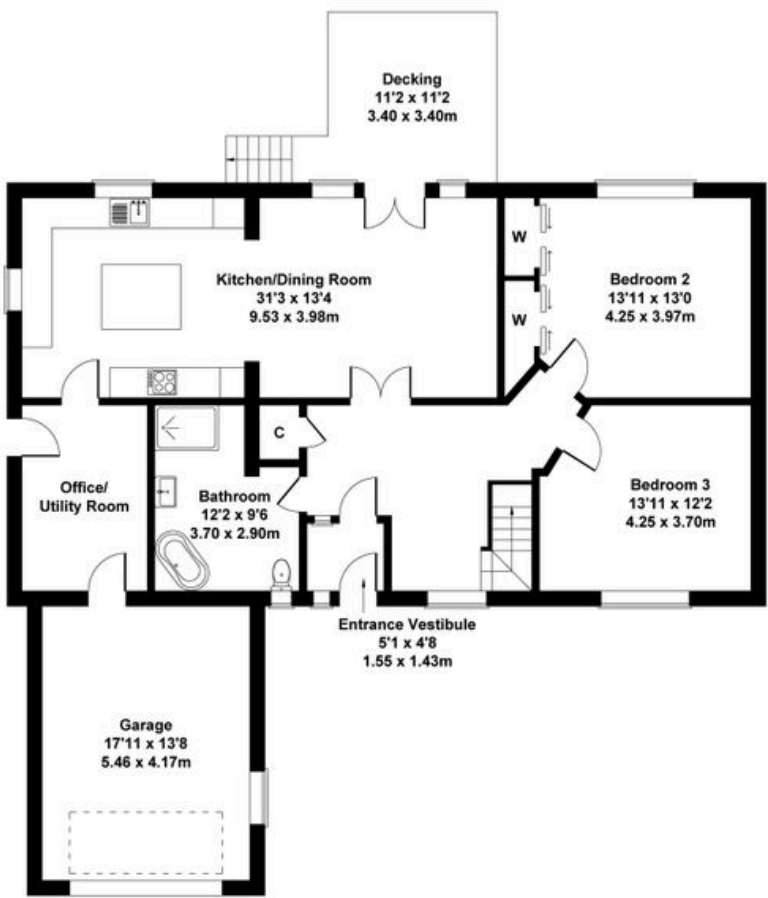


Plans

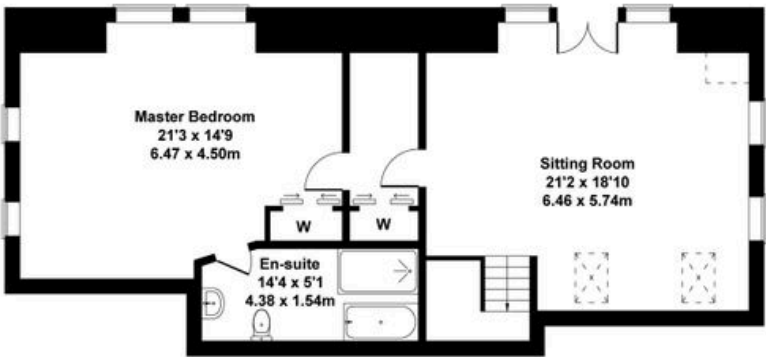
Total Area: 2594 sq ft - 241 sq m

6 Military Drive, Portpatrick, DG9 8LR

Approximate Gross Internal Area
2594 sq ft - 241 sq m



GROUND FLOOR



FIRST FLOOR

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.

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

G

EPC

D62



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central

Internet

BT Hub



Additional Information

6 Military Drive would make a wonderful family home in Portpatrick, just a short distance from the primary school, it would also work well as holiday accommodation, either as a second home or holiday let, with disabled access.



93, King Street, Castle Douglas, DG7 1AE

T: 01556 505346 | E: castledouglas@galbraithgroup.com

galbraith.com

Galbraith