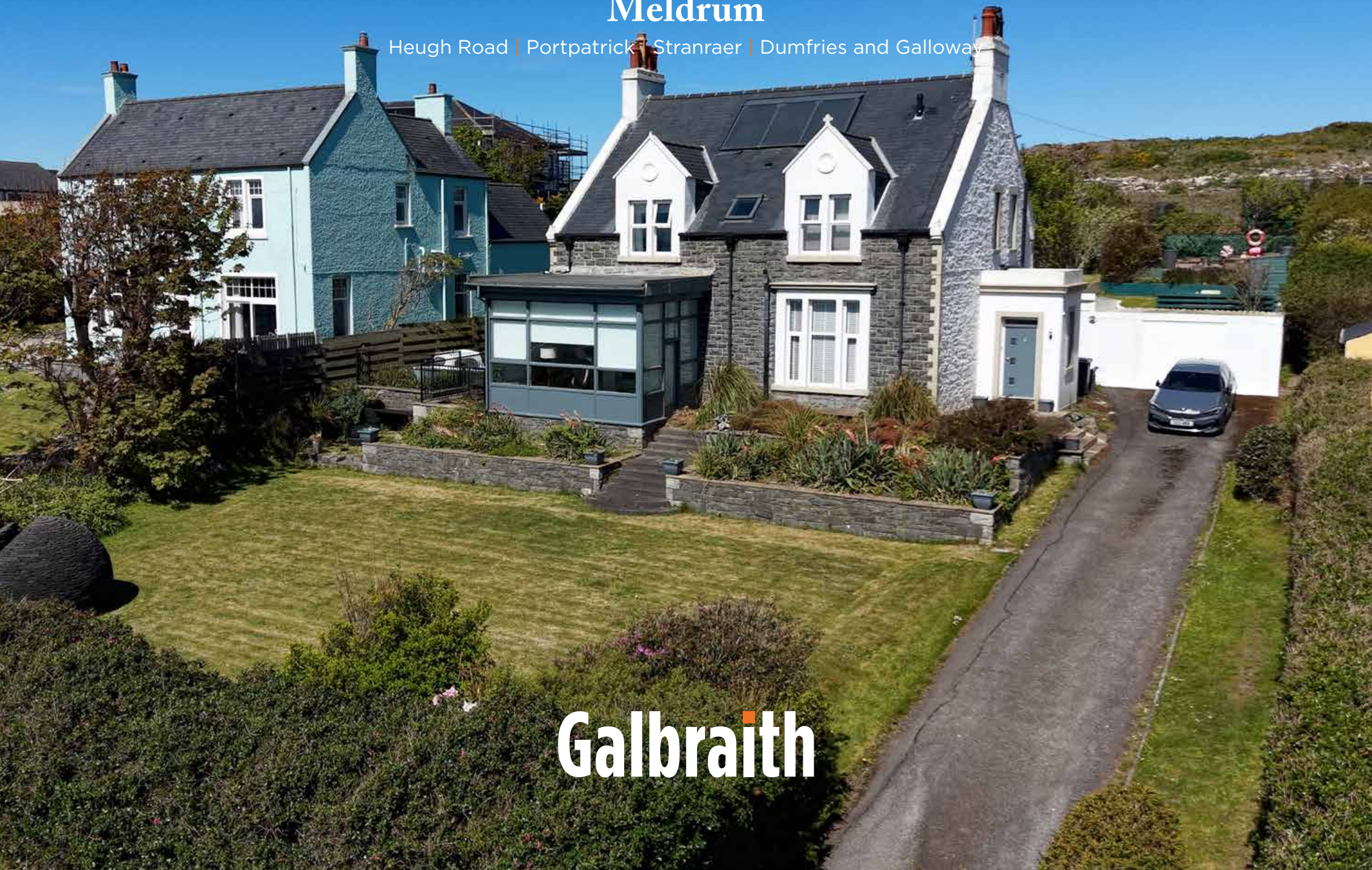


# Meldrum

Heugh Road | Portpatrick | Stranraer | Dumfries and Galloway



**Galbraith**



# A charming 4/5 bedroom detached property with views over Portpatrick to the North Channel beyond.



Stranraer 6.7 miles | Newton Stewart 29 miles | Ayr 57.7 miles  
(All distances are approximate)

**About 0.35 acres**

2 reception rooms. 2 bedrooms

Modern garden room extension

Extensive garden with patio, greenhouse and shed

Garage/workshop

Off-Road Parking

**Offers Over £375,000**

# Galbraith

93 King Street | Castle Douglas | DG7 1AE  
T: 01556 505 346 | E: [castledouglas@galbraithgroup.com](mailto:castledouglas@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Meldrum is situated on Heugh Road which rises over Portpatrick providing stunning views over the picturesque coastal village to the North Channel beyond.

Portpatrick offers a range of local amenities, including shops, a primary school, church, putting green, and several beachfront hotels and restaurants. During the summer months visitors and residents alike can be found dining al fresco while admiring the stunning coastal scenery. The area is renowned for its excellent walking opportunities. Scenic routes include paths to Sandeel Bay and Lairds Bay, as well as a short walk to Dunskey Castle, a dramatic 16th-century ruin set against a backdrop of cliffs. For more adventurous walkers, Portpatrick marks the western start (or end) of the infamous Southern Upland Way.

Stranraer, located less than eight miles from Portpatrick, is the nearest major town and provides a wider selection of amenities, including both primary and secondary schools, the Galloway Community Hospital, supermarkets, shops, restaurants, hotels, offices, and a railway station. Just over six miles further is the port of Cairnryan, where two ferry operators offer passenger and freight services to Northern Ireland.

The region is also popular with golfers, with several courses nearby, including Dunskey Golf Club, on the edge of the village as well as Stranraer Golf Club, Wigtownshire County Golf Club, and the world-renowned Turnberry Golf Course, approximately 43 miles away. Curling and horse riding are also well established in the area, with facilities such as the Stranraer & District Riding Club and the curling rink at North West Castle.

## Description

Meldrum is a charming and generously proportioned family home occupying an elevated position within one of the area's most sought-after coastal villages, enjoying an abundance of natural light and attractive sea views.

A welcoming entrance vestibule opens into the reception hall, where internal windows to the sitting room and study create a bright and spacious first impression. The sitting room is an elegant and comfortable space, centred around a picture window with window seat perfectly framing the outlook to the front, while a Dowling stove provides additional warmth and character. Double doors connect seamlessly to the dining room, creating a seamless flow for both family living and entertaining. A glazed door, flanked by full-height windows, draws further natural light through from the garden room beyond.

The garden room is particularly appealing, with windows on three sides and direct access to the garden, providing an ideal setting in which to relax and enjoy the surrounding views throughout the seasons. A further reception room accessed from the hall also benefits from doors opening to the garden and offers excellent flexibility, equally suited as an additional sitting room, family room or fifth bedroom. The study, accessed from both the hall and kitchen, provides a practical and private workspace, ideally suited to modern home working.

The kitchen is well appointed and designed for both everyday living and entertaining, with double doors opening directly to the garden and patio. A central island incorporates additional storage, sink and informal dining space, creating an excellent preparation and social area. Cooking facilities are provided by a Rangemaster cooker with five-ring gas hob, hotplate, two ovens and separate grill. Two roof lights flood the space with natural light, while a stone tiled floor adds both practicality and style.

Adjacent to the kitchen, the utility room provides excellent ancillary space, including storage for outdoor clothing, plumbing for white goods and a further sink. The room also benefits from direct external access from the front of the property and opens onto a partially covered patio to the rear.







The first floor opens onto a bright and spacious landing leading to four bedrooms and the family bathroom, which is fitted with both a bath and separate shower enclosure. The principal bedroom enjoys attractive sea views together with a Jack-and-Jill style en suite shower room, also accessible from the adjoining dressing room, which could be utilised as a bedroom. There are two further bedrooms, one also benefits from sea views and fitted wardrobes.

Central heating is provided by a gas-fired boiler located in the loft, while three solar panels contribute towards the domestic hot water supply.

Meldrum is a beautifully light-filled home where the well-balanced accommodation flows effortlessly from room to room. Occupying a superb, elevated setting above the village, the property is ideally suited to both family life and entertaining on a generous scale.

## Accommodation

Ground Floor: Entrance Vestibule, Sitting Room. Dining Room. Garden Room. Bedroom 5. Study. Kitchen. Utility Room.

First Floor: 2 Bedrooms. Bathroom. Master Bedroom with en-suite Shower Room. Dressing Room/Bedroom.

### Garage ( 5.8m x 4.9m)

With up and over door and separate pedestrian entrance. Concrete panel walls. Separate power supply. Shelving

## Garden

Meldrum is approached by a private driveway leading from the street to the garage, providing ample parking space for a number of vehicles. Mature hedging to the front and along either side of the driveway offers an excellent degree of shelter and privacy, and a circular slate feature provides a focal point.

The gardens have been thoughtfully arranged to make the most of the elevated setting. Steps rise from the lawn to a raised border and the entrance to the garden room, while further steps lead to the rear garden. Adjacent to the kitchen is a generous patio area, ideally suited to outdoor dining, entertaining and summer barbecues.

Beyond, the garden extends to a terraced area with mature trees, areas of lawn and an elevated seating terrace enjoying an attractive outlook. There is also ample space for raised vegetable beds or additional planted borders, offering excellent potential for keen gardeners.

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band F	Band F35

## Services

Mains electricity and water are connected |Mains drainage  
Gas fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

## Flood Risk

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

## Directions

As you arrive at Portpatrick, take the first exit to the right before entering the village, where it is signposted for Heugh Road. Continue past the entrance to Heugh Rise and Golf Club Road, and Meldrum is on your right, opposite Fernhill Hotel.



## Solicitors

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection, particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

## Anti Money Laundering (AML) Regulations

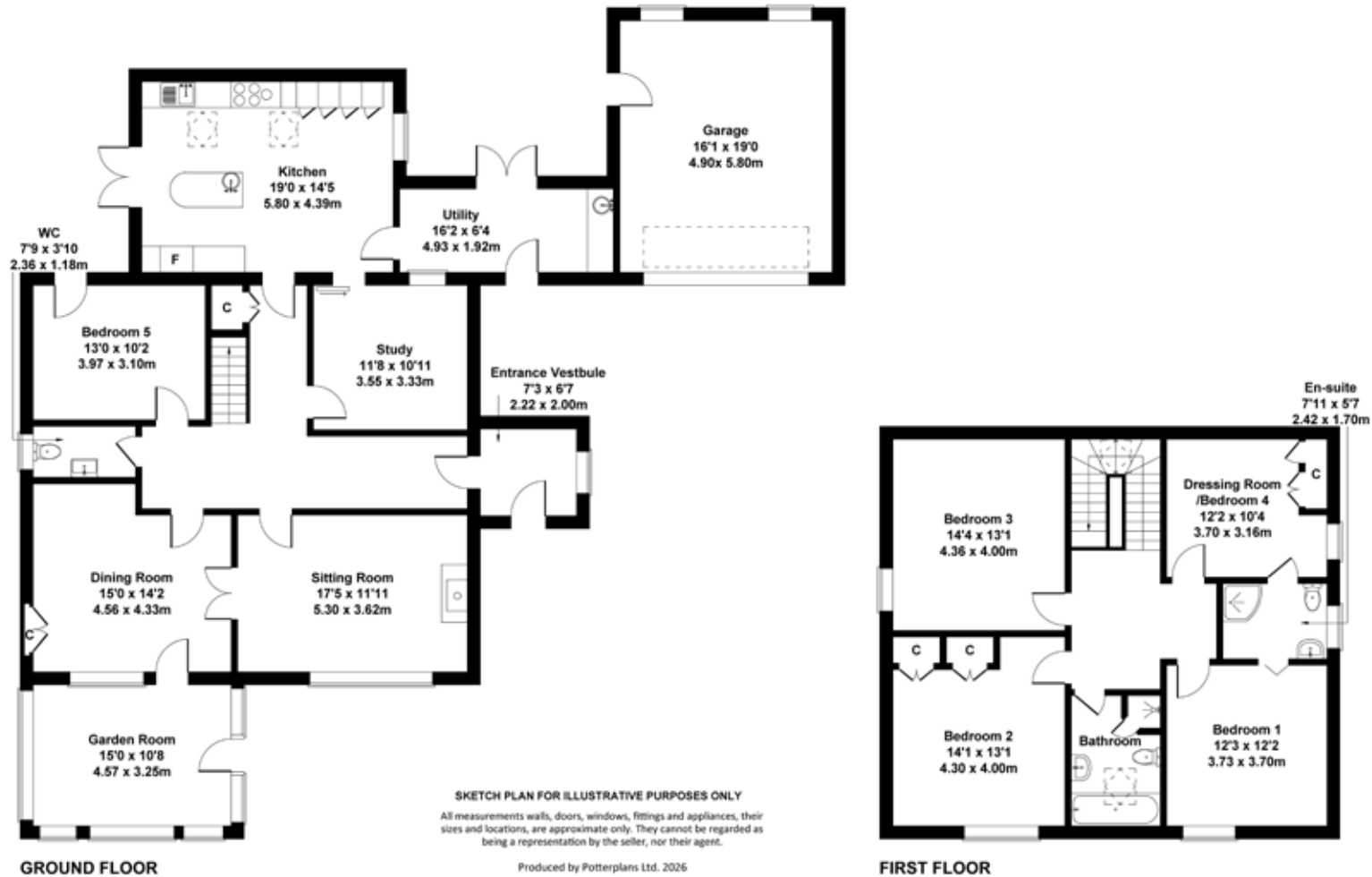
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



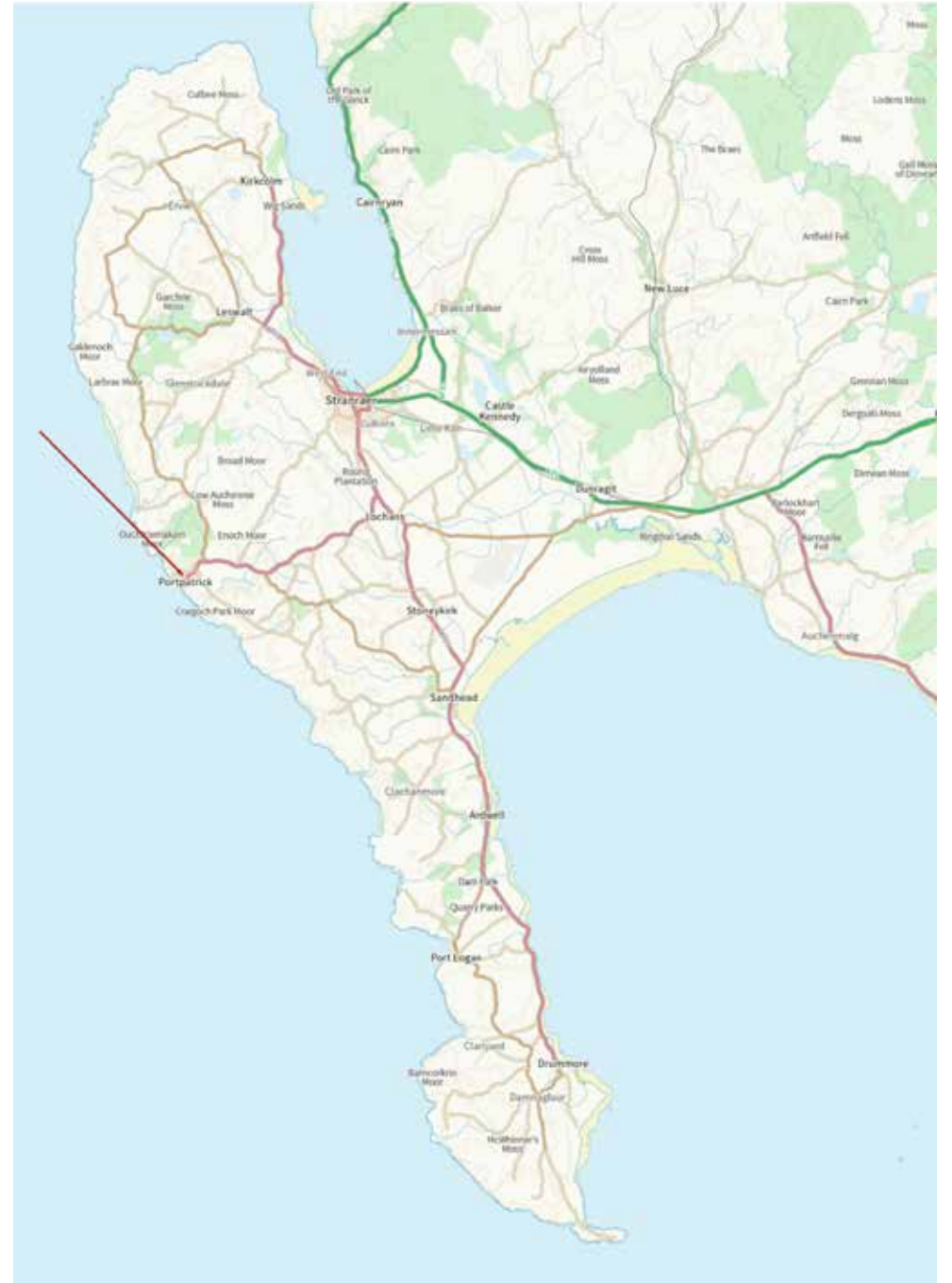
## Meldrum, Heugh Road, Portpatrick, DG9 8TD

Approximate Gross Internal Area  
2809 sq ft - 261 sq m



**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 May 2026.







# Galbraith

