



20 Millfield Road
Portpatrick | Stranraer

Galbraith



An impressive 5 bedroom detached property situated in a quiet location on the edge of Portpatrick coastal village, with a delightful open countryside backdrop.



Stranraer 7.4 miles | Newton Stewart 40 miles | Ayr 57.4 miles | Dumfries 76 miles
(All distances are approximate)

Acreage 0.43 acres

2 reception rooms. 5 bedrooms (1 en-suite)
Open plan Kitchen/dining/living room
Bi-fold doors to garden from living room
Double Garage/Workshop
Garden, with decking and garden shed
Private drive and extensive parking

Offers Over £450,000

Galbraith

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Situation

20 Millfield Road is situated on the edge of Portpatrick, within a quiet cul-de-sac and a backdrop of glorious open countryside.

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

20 Millfield Road is an impressive five-bedroom family home, ideally positioned within easy reach of the local primary school and a range of everyday amenities. Set back from the road, a private driveway flanked by mature trees and shrubs creates an immediate sense of seclusion, opening to a generous parking area that continues around to the rear garden and double garage. A covered archway provides an attractive entrance, leading into a welcoming reception hall from which the accommodation flows.

At the heart of the home lies a superb kitchen and dining space—bright, expansive, and perfectly suited to modern family living. Designed as a true hub, it offers ample



room for both relaxed dining and social gatherings. A central island with breakfast bar seating complements the space, while integrated appliances—including a five-ring gas hob, double oven, dishwasher, and full-height fridge and freezer—are seamlessly incorporated. A walk-in pantry adds further practicality. Adjacent are a utility room and WC cloakroom, thoughtfully positioned for convenience and everyday use.

Sliding pocket doors connect the kitchen to the living room, allowing for an open-plan layout or more defined spaces as desired. The living room itself is a comfortable, dual-aspect retreat, with bi-fold doors opening onto decking—perfect for indoor-outdoor living. A separate sitting room offers a more formal setting, complete with a gas fire and pleasant outlook over the front garden.

The spacious master bedroom is filled with natural light, enhanced by a dressing area with fitted wardrobes and a well-appointed en-suite shower room. Three further double bedrooms also benefit from fitted storage, while a fifth bedroom offers flexibility as a home office or hobby space. The family bathroom is well equipped with both bath and separate shower. Additional storage is provided by two walk-in cupboards in the hall, one housing the boiler for the heating system, with oil-fired underfloor heating and individual room thermostats ensuring comfort and efficiency throughout.

20 Millfield Road enjoys extensive garden grounds, offering excellent space for family life and outdoor entertaining. Combining space, privacy, and versatility, this property presents a compelling opportunity for those seeking a substantial family home in a desirable coastal village setting.

Double Garage/Workshop (6.67m X 4.82m)

Of block construction. Pedestrian entrance and side window. Two roller doors (2 x 2.3m) Pitched tiled roof. Workshop with workbench. Wall units and shelving.

Accommodation

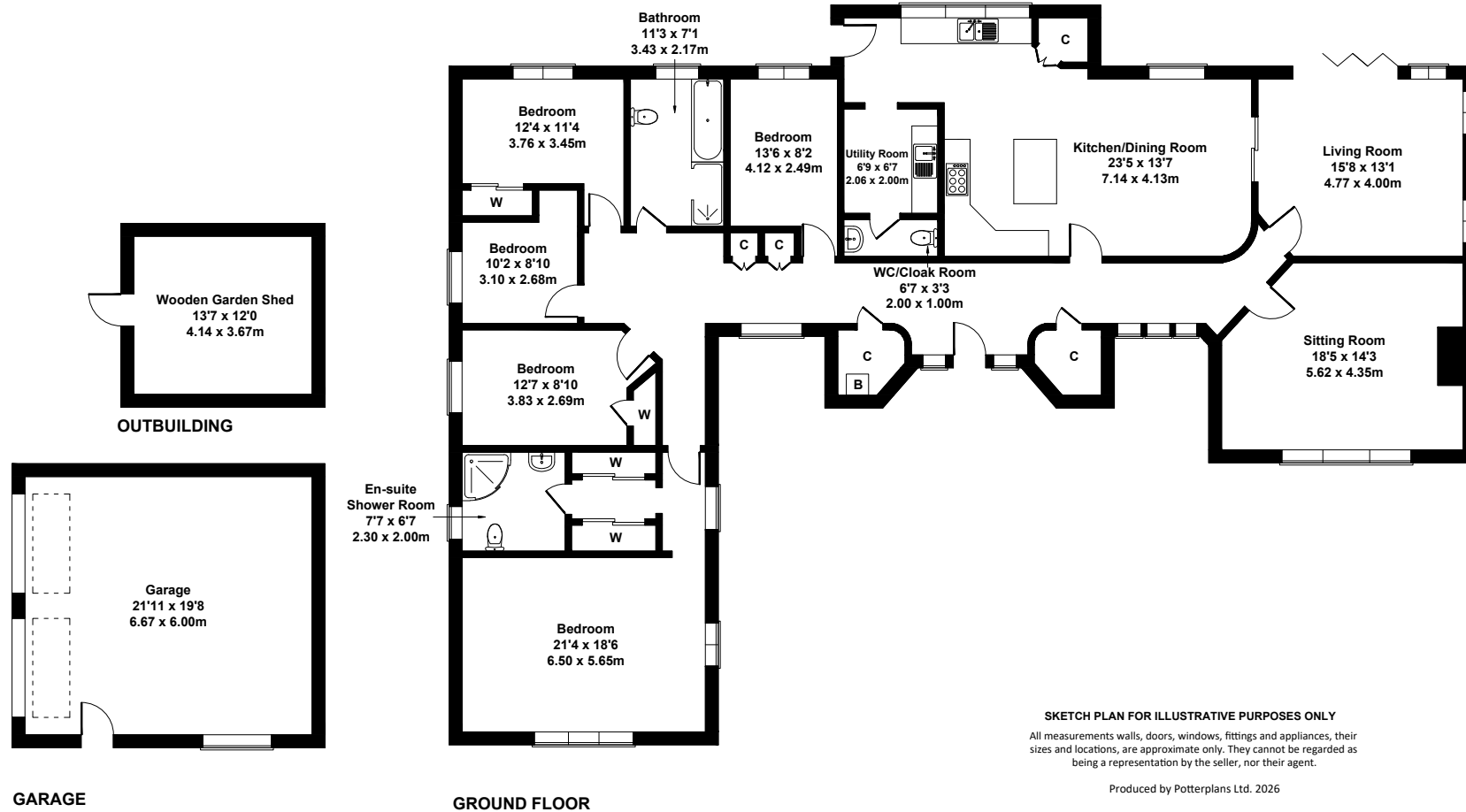
Ground Floor: Kitchen/Dining Room. Utility Room. Living Room. Sitting Room. 4 bedrooms. Bathroom. Master Bedroom with en-suite bathroom.





20 Millfield Road, Portpatrick, DG9 8UB

Approximate Gross Internal Area
2939 sq ft - 273 sq m



HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

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.

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. External photographs taken in August 2025, internal photographs taken in April 2026.



Garden

From Millfield Road, a tarmac driveway bordered by mature trees and established shrubs set within a gravel bed creates an attractive and private approach. The drive opens to an area for parking in front of the property and continues to the double garage behind.

The garden has been thoughtfully arranged with ease of maintenance in mind, featuring raised borders and well-defined areas. Two separate decking spaces provide ideal settings for outdoor dining and relaxation, making the most of the surroundings. A garden shed (3.67m x 4.14m) offers excellent storage for tools and equipment, while a timber fence encloses the grounds, ensuring both privacy and security.

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

Band G

EPC

Band D67

Services

Mains water, electricity and drainage are connected | Oil Heating | FTTC Broadband | Mobile Signal

Flood Risk

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

Directions

On entering Portpatrick turn slight right on to Heugh Road, then right again on to Heugh Rise and take the first exit on the right to Millfield Road. Follow the road until you see 20 Millfield Road directly in front of you.



[soulful.bolt.discusses](https://www.soulful.bolt.discusses)



Postcode: DG9 8UB

Solicitors

Smith and Valentine, 91 George Street, Stranraer

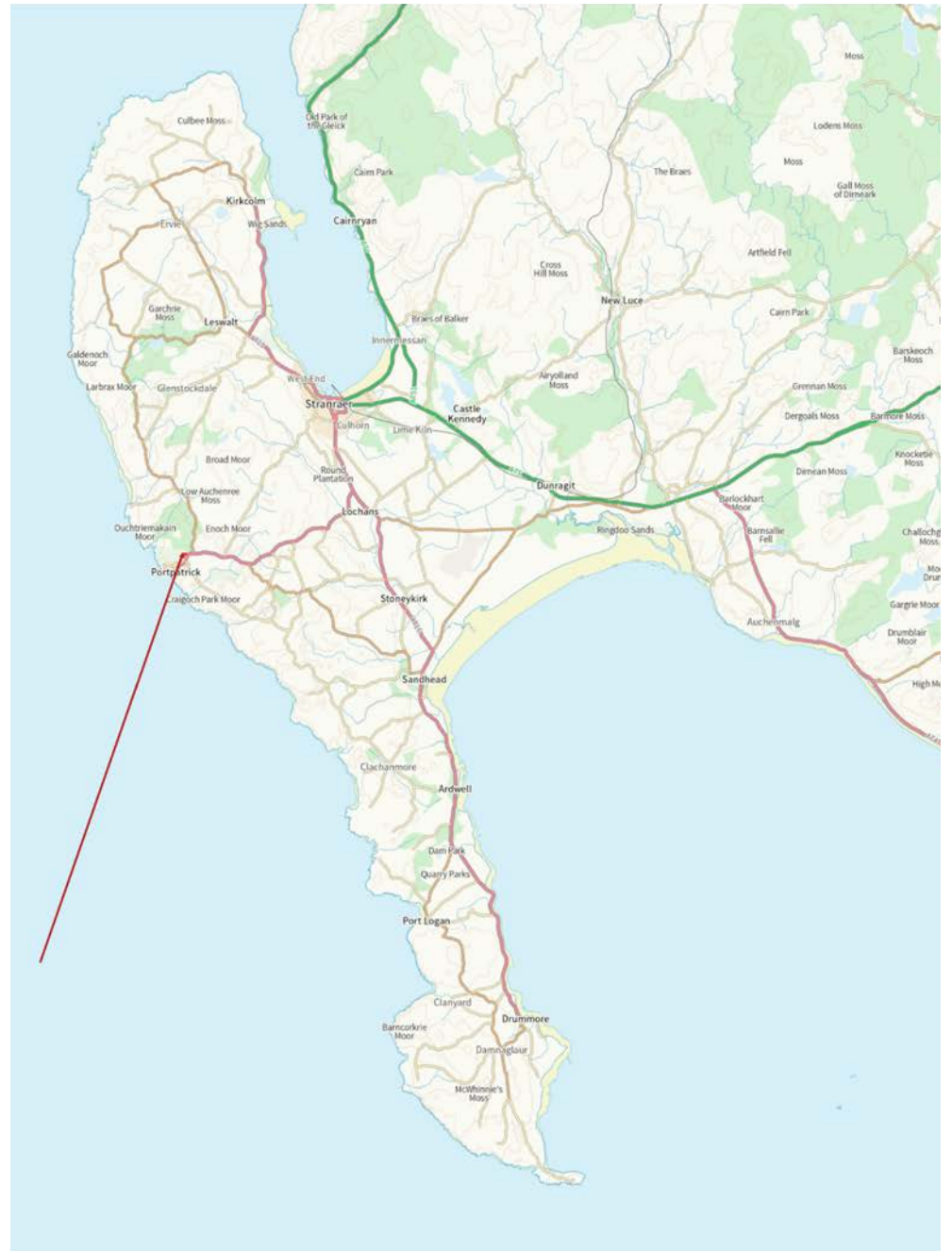
Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.









Galbraith