

Galbraith

2 BLAIR TERRACE
PORTPATRICK, STRANRAER





2 BLAIR TERRACE, PORTPATRICK, STRANRAER

A spacious 4-bedroom mid-terrace property in the heart of a popular coastal village, within walking distance of the beach and local amenities.

Stranraer 7 miles ■ Newton Stewart 29 miles

Ayr 58 miles ■ Dumfries 76 miles

- 2 reception rooms. 4/5 bedrooms
- Open plan kitchen/dining and sun room
- Currently a very successful holiday let
- All village amenities on the doorstep in a coastal setting
- Further private beaches and stunning scenery just a walk or short drive along the coast
- Good amenities and school in a friendly proactive community

Offers over £320,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

2 Blair terrace is situated in the heart of Portpatrick, across the road from the local putting green and less than a three-minute walk from the harbour and picturesque beach front. The Southwest of Scotland is well known for its mild climate, and abundance of recreational and leisure activities in unspoilt and incredibly varied countryside and beaches. Within Portpatrick there are a number of shops including a post office, a primary school, church, and putting green. There are numerous beachfront hotels and restaurants, where 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, less than 8 miles from 2 Blair Terrace, 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, just over 6 miles from Stranraer, 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.

DESCRIPTION

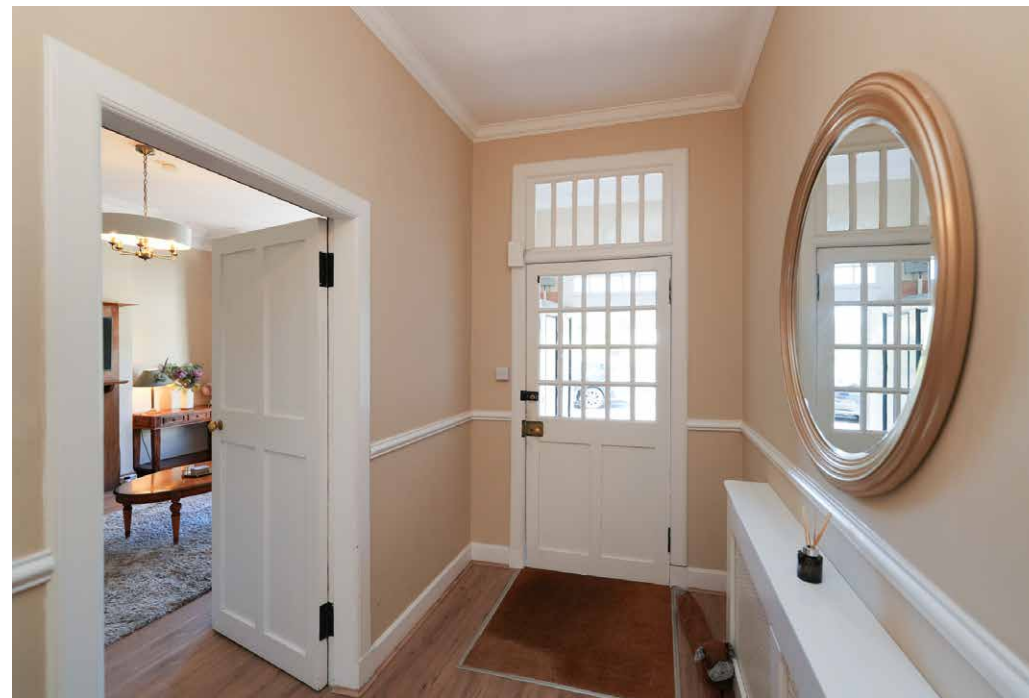
Constructed in the late 19th century this sympathetically renovated 2 storey villa is now a stunning home with a contemporary feel, ideal for more modern family living. The period features of the property have all been preserved, including high ceilings and ornate cornicing. The entrance vestibule, with original tiled flooring, also serves as a cloakroom with hanging space for outdoor clothing. The entrance vestibule leads into the hallway which opens to two reception rooms. The principal room, a formal sitting room, benefits from a bay window, opening the views and flooding the space with natural light. This room also has an open fire and recessed bookcase. The second reception room is currently an informal living room/playroom but offers a flexible space



and could be utilised as a home office or fifth bedroom, depending on the needs and requirements of the new owners. A modern ground floor shower room is also accessed from the main hall.

The open plan kitchen/dining room and sun room is the hub of this home, a social space for dining, relaxing and entertaining guests. Cooking facilities are provided by a Hotpoint induction hob, and integrated Hotpoint combination microwave oven and Beko oven and grill. Further integrated items include a dishwasher, fridge and freezer. The sunroom is a well-lit room, triple aspect with polycarbonate roof and side door which provides access to the garden behind. The utility room adjacent has space and plumbing for white goods, an additional sink and draining board and double cupboard housing the Grant boiler and hot water tank. In addition there is a WC Cloakroom and access to a small patio area and garden behind.

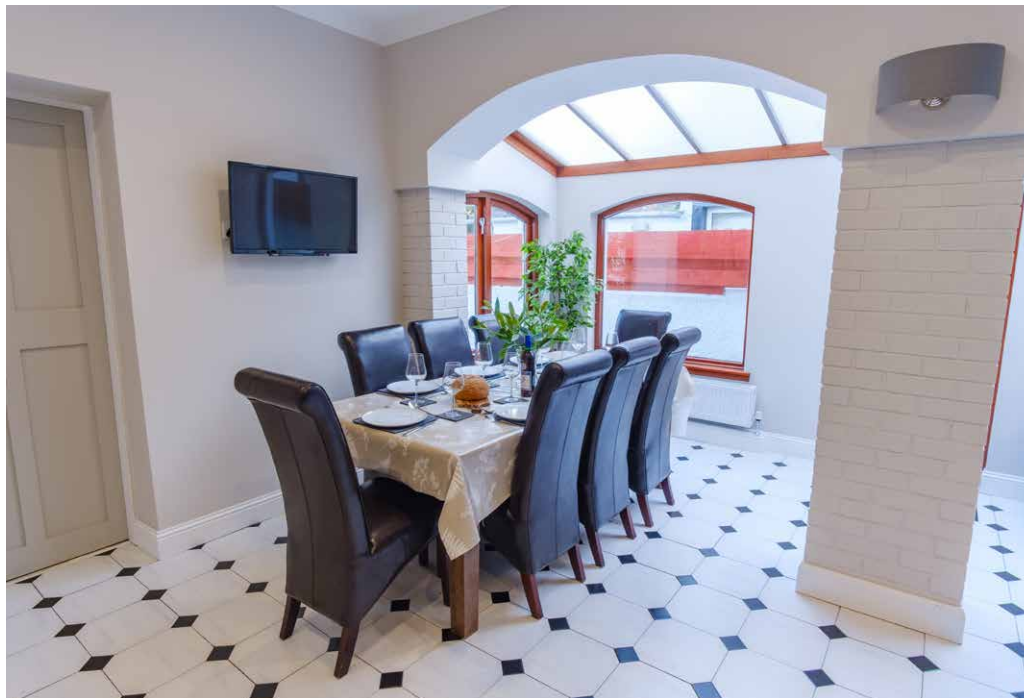
Stairs lead to a half landing with Bedroom 3, currently a delightful twin room, overlooking the garden area and a modern bathroom, tiled throughout with a power shower. The stairs continue to the second floor with a further three bedrooms and shower room.



The bright and spacious master bedroom has a bay window, reflecting the bay window on the ground floor below, framing the 180-degree views and filling the room with natural light. Bedroom 4 adjacent also has views to the front and could be utilised as a study/hobby room. Bedroom 2 completes the accommodation, a charming double room with fitted cupboard offering hanging space.

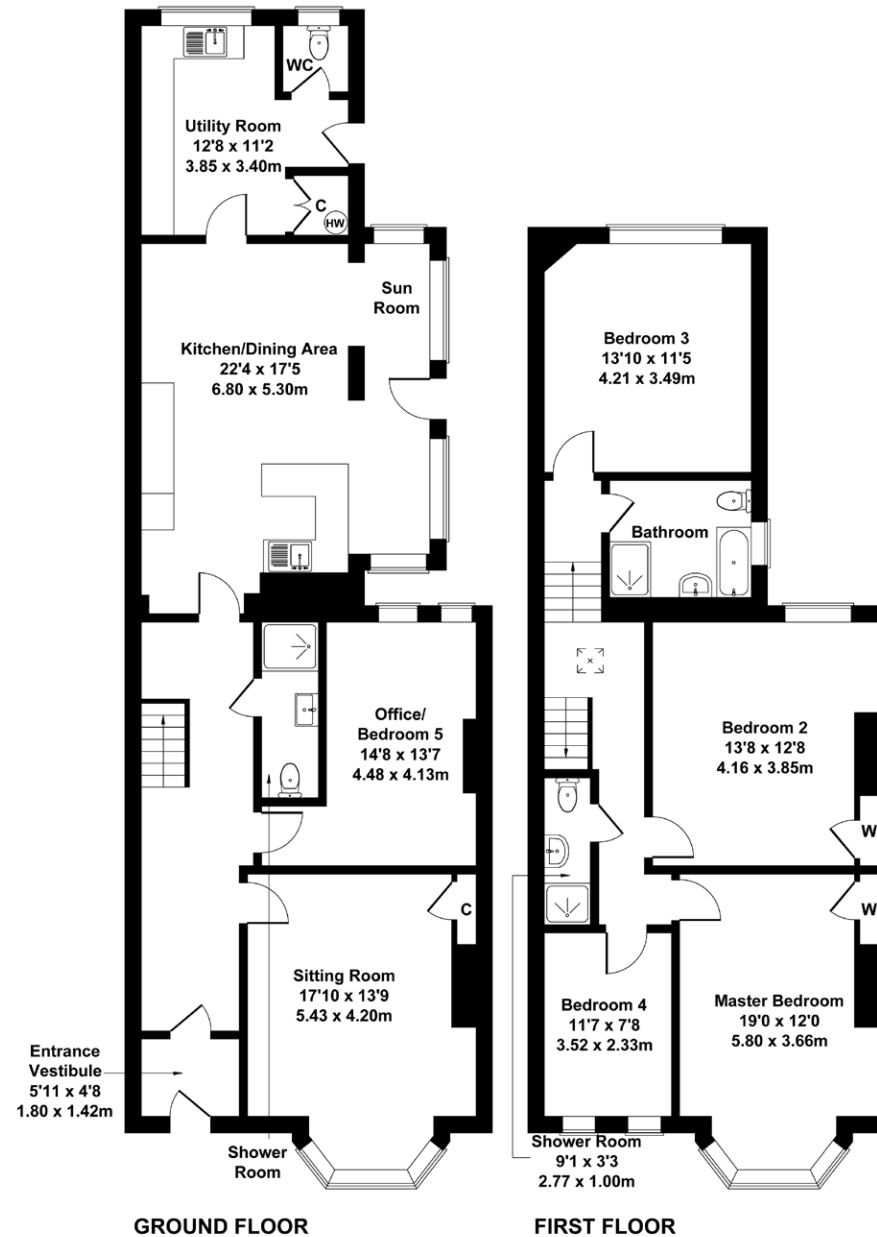
Between the property and the garden there is a strip of gravel/pathway, approximately 4.35m wide, within the boundary of 2 Blair Terrace. There is a pedestrian right of access over the pathway which continues behind all the properties in Blair Terrace.

This spacious family home is currently a very popular holiday let, ideal for all ages and family sizes, providing a coastal retreat in a very popular seaside village.



2 Blair Terrace, Portpatrick, Stranraer

Approximate Gross Internal Area
2067 sq ft - 192 sq m



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, Sitting Room, Living Room/Office, Shower Room
Open plan Kitchen/Dining and Sunroom. Utility Room. WC Cloakroom.

First Floor: Master Bedroom, Shower Room, 3 further Bedrooms, Bathroom.

GARDEN

There is ample outdoor space for relaxing at 2 Blair Terrace, the garden is an enclosed space opposite the property, fenced off to ensure privacy. Artificial grass ensures this is a low maintenance garden, where you can relax and dine alfresco during the warmer months.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band N/A	D56	FTTC	Yes

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

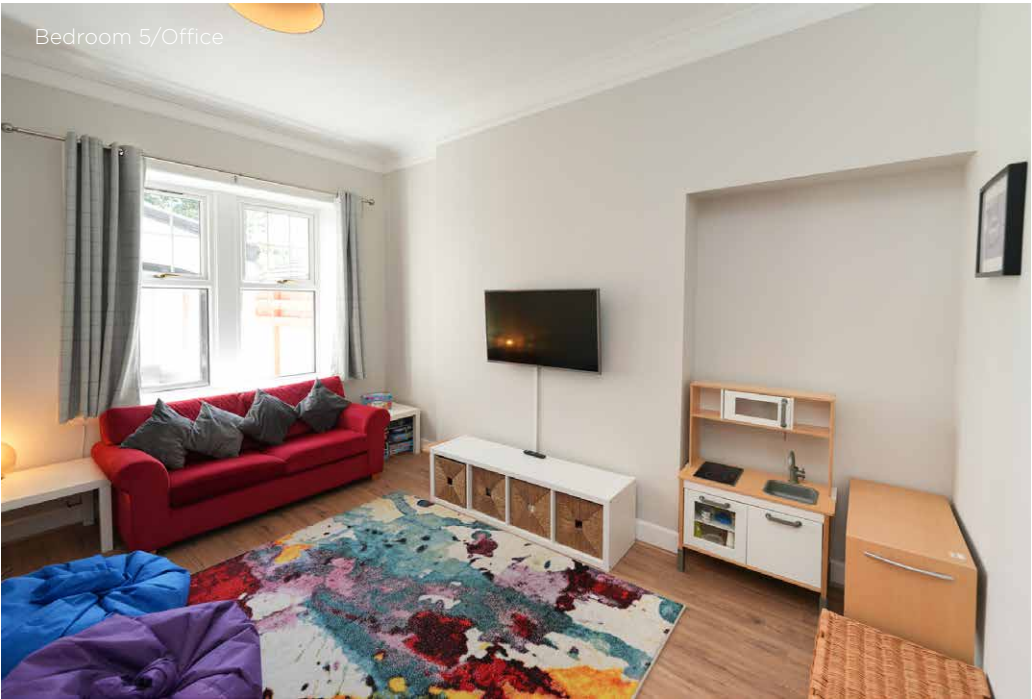
There is a pedestrian right of access in favour of the neighbouring properties across the gravel strip between the house and the garden.

DIRECTIONS

On entering Portpatrick continue on Main Street, turning right on to Dinvin Street, before you reach the ‘T’ junction at the beach front. Continue along Dinvin Street then turn left on to Blair Terrace, parking is available across the road from the property.

POST CODE

DG9 8SY



Master Bedroom



Master Bedroom



Bedroom 2



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: reinvest.nicely.stand

SOLICITORS

McDougall McQueen,
103-105 Bruntsfield Place
Edinburgh
Midlothian
EH10 4EQ

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.

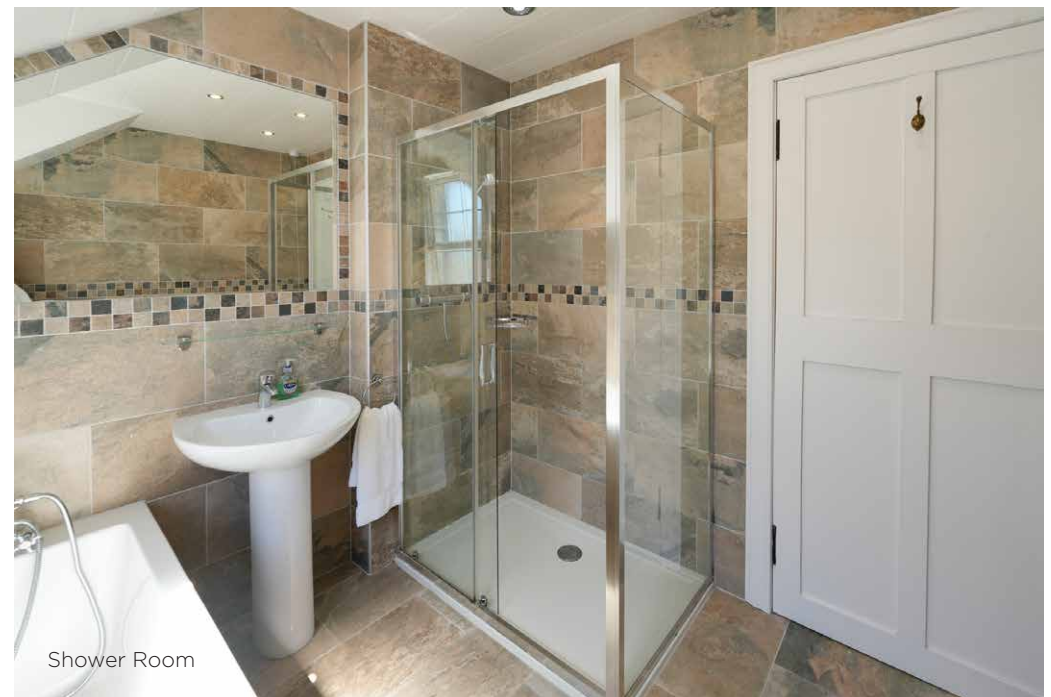
ANTI MONEY LAUNDERING (AML) REGULATIONS

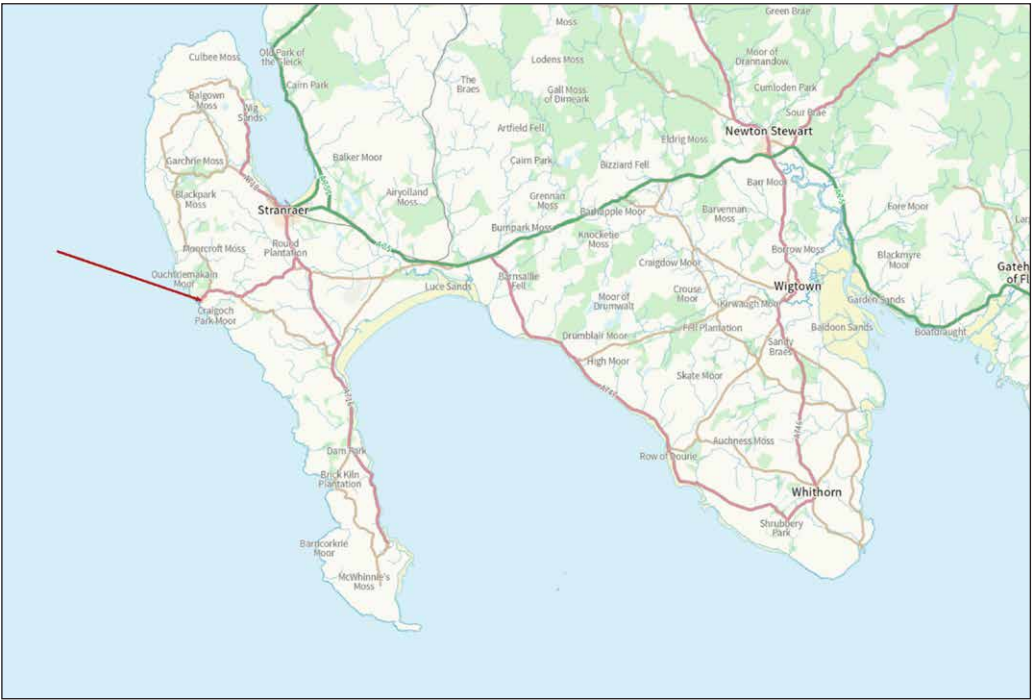
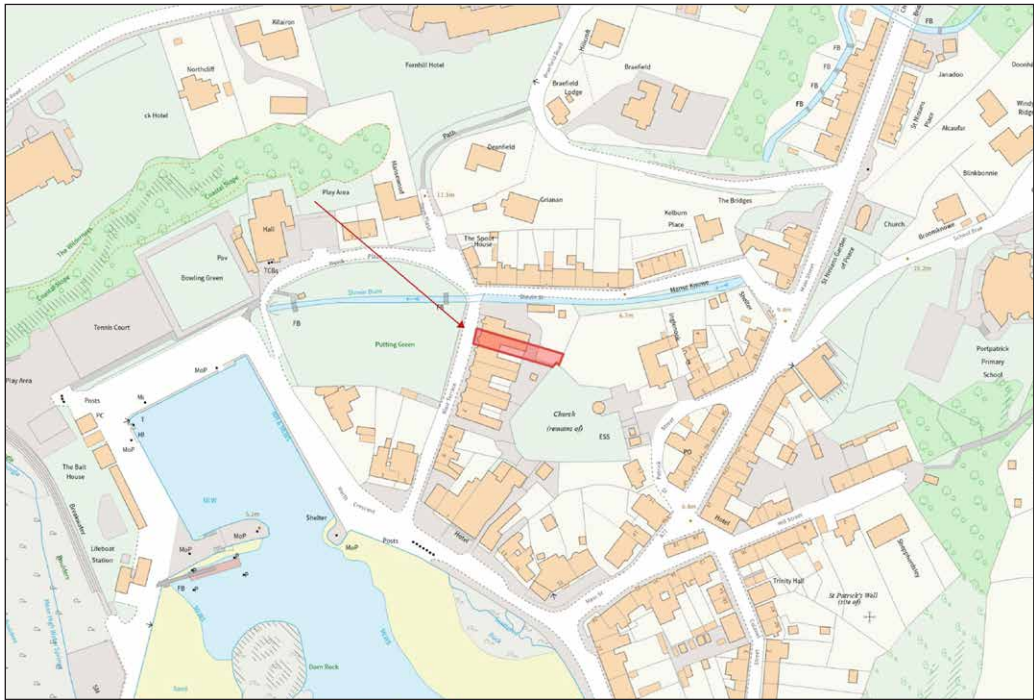
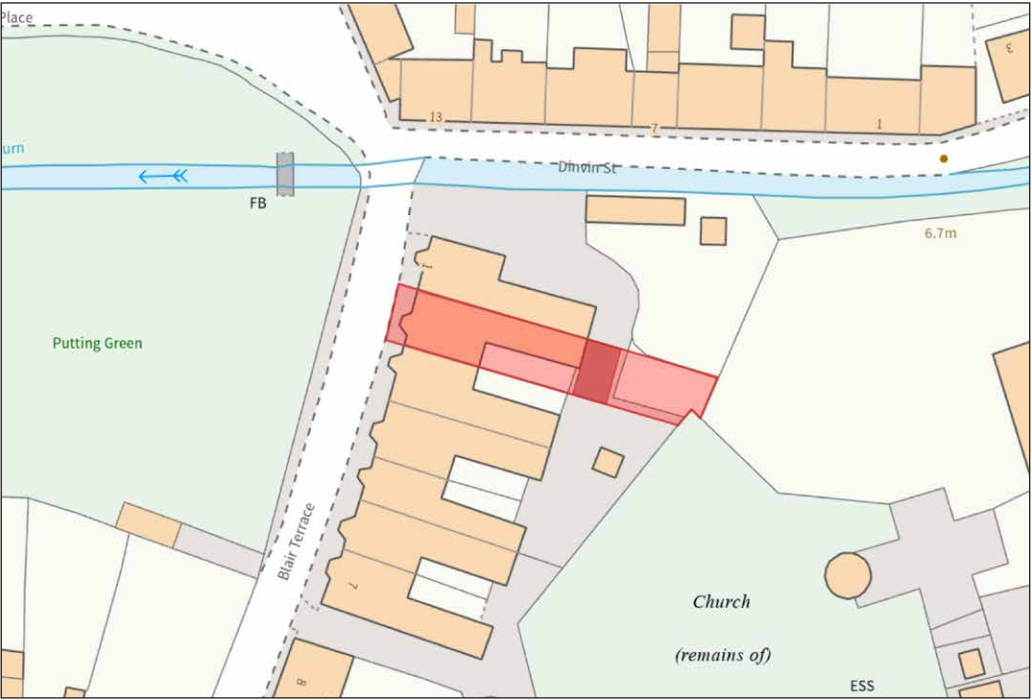
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

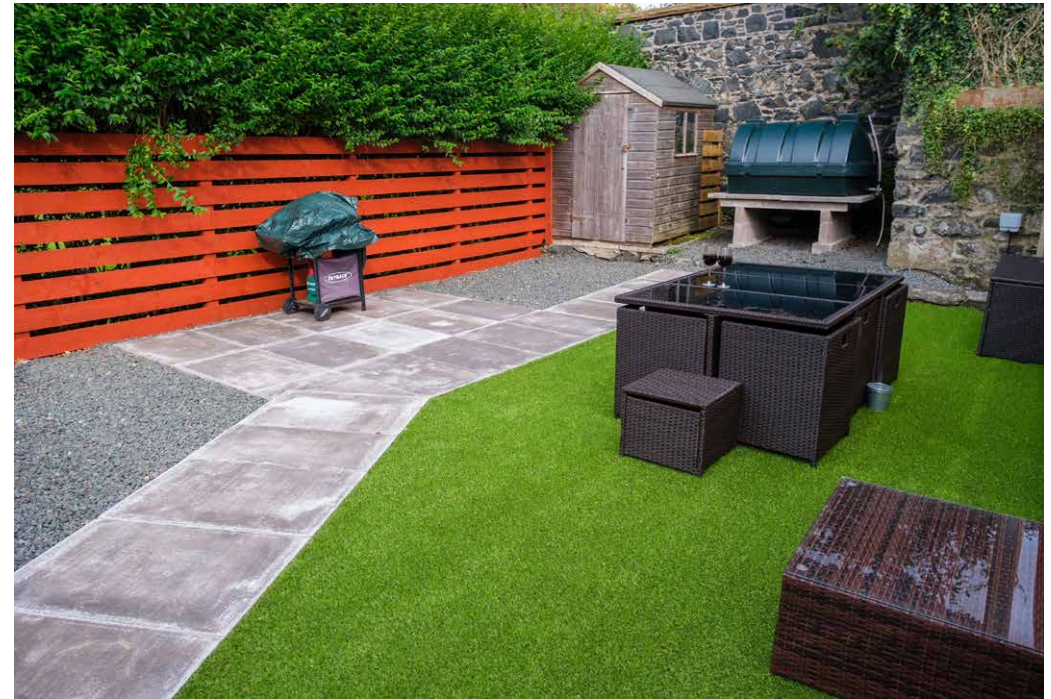
4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and 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 July 2025.







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE