



HILLCROFT

BRAEFIELD ROAD, PORTPATRICK, STRANRAER



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A spacious 3 bedroom bungalow situated in an elevated location with exceptional views over Portpatrick, the North Channel and Irish coast beyond.

Stranraer 7.7 miles ■ Newton Stewart 29.1 miles ■ Ayr 57.7 miles
Dumfries 76.3 miles

Acreage 0.16 acres

Offers Over £300,000

- 1 reception room. 3 bedrooms.
- Open plan kitchen/dining
- Elevated patio with breathtaking views.
- Store and extensive additional storage space below the property.
- Garden
- Private entrance and parking

Galbraith

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SITUATION

Hillcroft enjoys an elevated position overlooking the highly sought-after seaside village of Portpatrick, with spectacular views across the village and the North Channel.

Portpatrick offers a range of local amenities, including shops, a primary school, a church, a 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 village is also home to the Portpatrick RNLI Lifeboat, which can often be seen launching from the harbour for both rescues and training exercises.

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 famous Southern Upland Way.

Stranraer, located less than eight miles from Hillcroft, 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—just a short walk from Hillcroft—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

Tucked away in the heart of the picturesque village of Portpatrick, Hillcroft is a charming three-bedroom bungalow set on a generous plot. This unique property combines coastal beauty with comfort and versatility—equally ideal as a thriving holiday let, a second home by the sea, or a welcoming family residence.

From the moment you step inside, you're greeted with breathtaking sea views that stretch from the kitchen, sitting room and patio—on a clear day, reaching all the way to the Mountains of Mourne. The spacious double-aspect sitting room is the perfect place to unwind, with French doors opening onto a raised patio where you can dine al fresco, entertain friends, or simply absorb the views and watch the boats in the distance. A wood-burning stove adds warmth and atmosphere on cooler evenings. Double doors flow seamlessly into the bright kitchen/dining room, where natural light floods the space. Well-equipped with a Lamona hob, integrated Beko oven and grill, Beko dishwasher, Zanussi washing machine, and a freestanding fridge/freezer, the kitchen is both practical and welcoming. A side door leads directly into the garden, with ramped disabled access for convenience.

The hallway opens onto three comfortable bedrooms, each with fitted wardrobes, along with additional hallway storage. The property also features a modern shower room with Mira electric shower, and there is a separate cloakroom with WC adjacent.

Externally, Hillcroft continues to impress. Ample off-road parking accommodates several vehicles, while a useful shed beneath the patio houses the Worcester boiler for the oil fired central heating, and provides secure storage for wood for the wood burning stove, bikes, tools, and outdoor equipment. There is further storage space extending the full size of the property below Hillcroft, some of which has height restrictions due to the topography of the site.

Hillcroft is fully furnished and equipped and offered as a complete turnkey investment, there is an option to continue the established website and continue existing bookings and marketing.

Whether you're seeking a peaceful coastal retreat, a family home, or a business opportunity in one of Scotland's most desirable coastal villages, Hillcroft is a rare find offering endless possibilities.



ACCOMMODATION

Ground Floor: 3 Bedrooms, Shower Room, WC Cloakroom. Sitting Room, Kitchen/Dining Room.

GARDEN

Hillcroft garden has a variety of positive attributes, with shelter and privacy from the boundary wall behind the property and either side of the private entrance an array of mature shrubs flourish in the sea air, including hydrangeas and cordylines. There is a small area of lawn, low maintenance rockeries, and steps lead up to the patio from the garden, and to the side entrance opening into the kitchen.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Fired	N/A	D63	*FTTC	Yes

*Fibre To The Premises/Fibre To The Cabinet

FLOOD RISK

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

DIRECTIONS

As you enter Portpatrick continue on Main Stret and take the first exit on your right to Braefield Road and continue up the hill past Braefield House, Hillcroft is the second property on your right. Alternatively, as you enter Portpatrick turn right on to Heugh Road for 0.4 miles, then turn left on to Braefield Road, Hillcroft is the first property on your left.

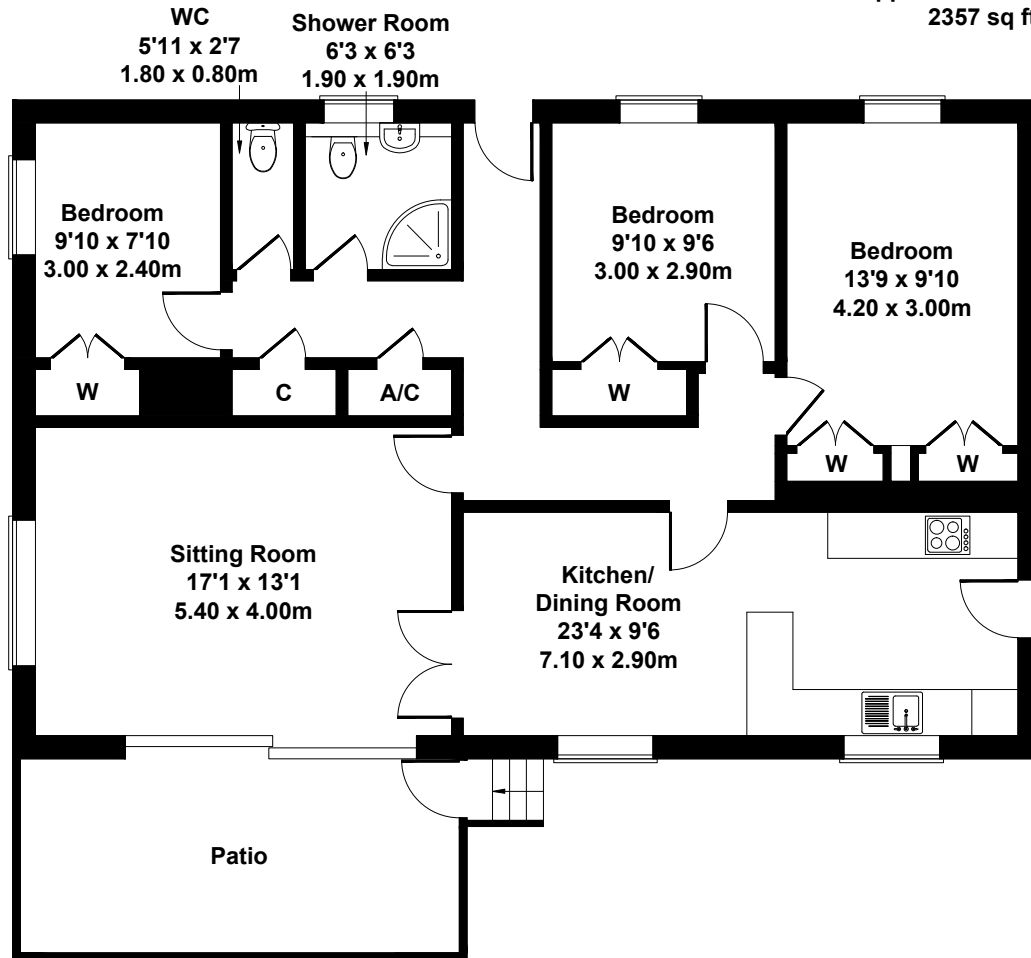
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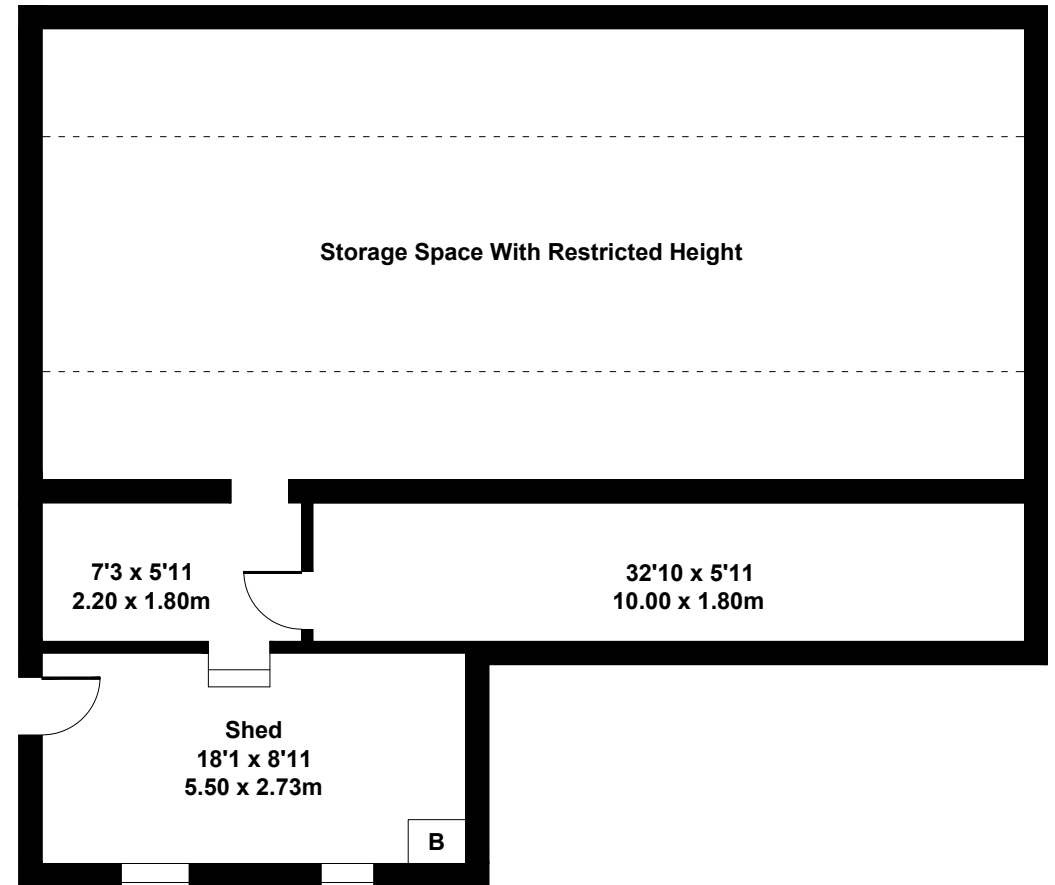


Hillcroft

Approximate Gross Internal Area
2357 sq ft - 219 sq m



GROUND FLOOR



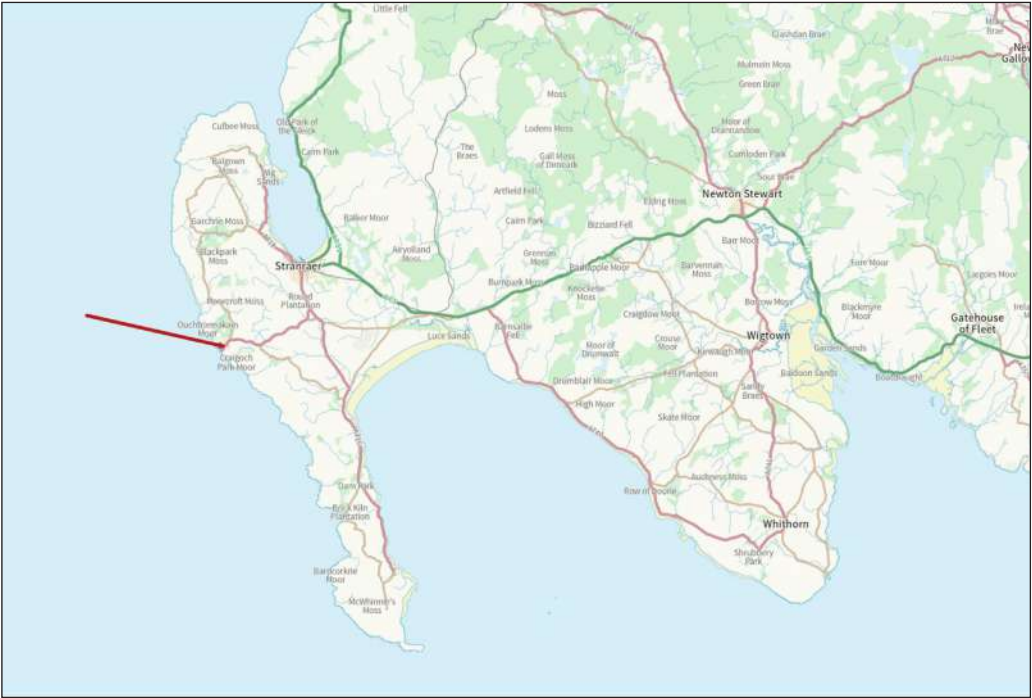
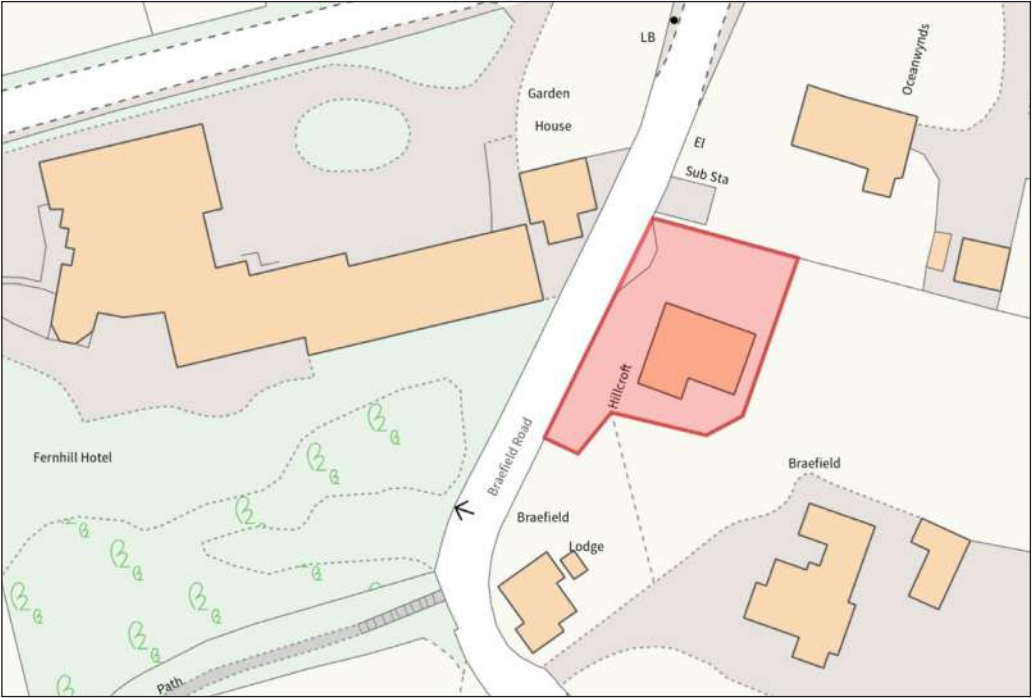
LOWER GROUND FLOOR

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.

Produced by Potterplans Ltd. 2025







WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cosmic.quite.inflating

SOLICITORS

Rankin & Aitken
4/6 South Strand Street
Stranraer

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 September 2025.





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