



THOMAS MURRAY
PROPERTY



Bayview
17 South Crescent
Portpatrick
DG9 8JR



View from property



View from property



Living Room



Dining Kitchen

Bayview, 17 South Crescent, Portpatrick

Situated in a wonderful harbour side position this 3 bedroom house is literally a few steps to the shore

The house has stunning views across the harbour and is located in the heart of the delightful coastal village of Portpatrick. The house occupies a corner site conveniently positioned for easy access to all village amenities

Built circa 1830s the house is predominately stone and slate construction

The house at present is arranged in two sections comprising

Entrance Vestibule

Hall

Living Room

Dining Kitchen

Bathroom

Upstairs

2 Bedrooms

And in the second section

Hall

Sitting Room through Kitchen

Bathroom

Upstairs

Bedroom

At the rear of the house is a garden area and with side gate access

The house does require improvement but that said it offers fantastic potential.

Great location, great opportunity

Portpatrick is a pretty village on the western shore of the Rhins of Galloway peninsula set around a small rocky bay with cliffs forming an impressive backdrop. Portpatrick is a popular holiday destination. The Southern Upland Way starts at Portpatrick and continues for 212 miles, all the way to the east coast.

The village has great places to eat, small shops, bowling green, golf course and Primary School

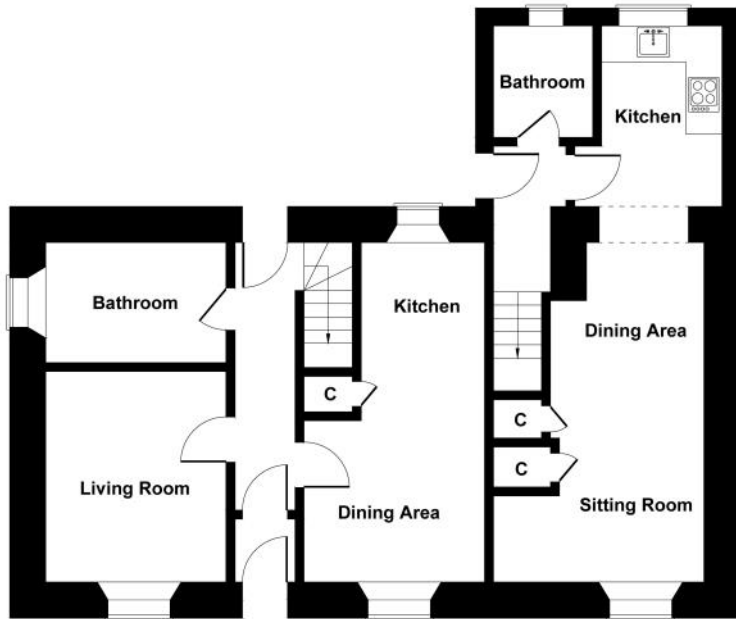


Living Room

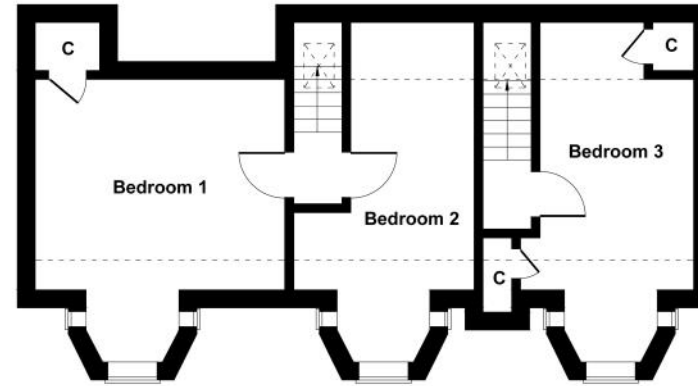


Dining Area

17 South Crescent, Portpatrick



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Living Room	12'1" x 8'3"
Dining Kitchen	19'4" x 9'6" reducing to 6'7"
Bathroom	6'11" x 6'9"
Bedroom 1	11'6" x 11'11"
Bedroom 2	14'5" x 9'6" reducing to 6'7"
Sitting Room	19'8" x 11'8" reducing to 6'10"
Kitchen	9'1" x 6'11"
Bathroom	5'9" x 5'10"
Bedroom 3	13'10" widest x 9'6" reducing to 8'3" & 1'3" x 4'6"



Hall



Hall



Kitchen



Dining Area



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Rear Hall



Rear Hall



Sitting Room



Dining Space



Dining Space to Sitting Room



Kitchen



Bathroom



Bedroom 3



Bedroom 3



Rear Elevation



Back Garden



Directions

Stranraer 7.7 miles | Ayr 57.7 miles | Glasgow 92.4 miles | Dumfries 76.3 miles

From Stranraer follow signs for A77 Portpatrick. Continue ahead and at sign for Lochans turn right and continue on A77 to Portpatrick. Proceed ahead and carry on to the village. Continue right down to the sea front and at junction turn left, South Crescent. The house is situated a little further along on the corner of South Crescent and Barrack Street. Parking is on street.

General

Home Report available on request

Windows are single glazed in timber casements. Partial electric heating. There is a pathway at the immediate rear of the house where there is a timber gate affording foot access out on to Barrack Street. From this path there are steps which lead up to the garden space which comprises a paved area and outbuilding.

Council Tax

The property has two Council Tax bandings. The Assessors valuation roll has the property described as:
17a South Crescent—Band B
17b South Crescent—Band A

Energy Efficiency Rating

F (32)

To view contact



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Pre-sale Valuation and Appraisal: | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.





Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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