

# Flat 3 Dourie Bank House

MOUNT PLEASANT, PORT WILLIAM, NEWTON STEWART,  
DUMFRIES AND GALLOWAY, DG8 9SN



*Excellent two-bed apartment, close to the shore of Port-William, set within a beautiful stone-built period house dating circa 1850, a perfect bolt-hole holiday home or a great first home*



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We are delighted to bring to the market "Dourie Bank House" an excellent two-bedroom apartment, set within a majestic and beautiful stone building, constructed circa 1850. Given the first-floor location, this impressive apartment benefits from some great views towards the sea and the peaceful surrounding town.

This unique apartment retains a plethora of original Scottish architectural period features and is a real triumph of heritage design. Tall skirtings, beautiful window shutters, incredibly detailed ceiling and cornice plasterwork abound and have been lovingly preserved. The spacious nature of the apartment and the light-filled rooms are very appealing and relaxing, it would make an incredible home for any couple, small family or a fantastic bolt-hole holiday getaway haven.

## THE LOUNGE



The accommodation consists of a spacious and immediately impressive lounge, with large windows and retained shutters flooding the room with natural light and creating a very relaxing living space. The beautiful feature fireplace promises cosy nights by the fire and the room offers a plethora of furniture layout options. The delightful large window is crying out to be turned into a sumptuous and sunny window seat, what a place to sit and enjoy a coffee and a good book as the light streams in behind you.

# THE KITCHEN



The kitchen/diner area is finished with a range of white units, with an electric oven and hob, along with space for a free-standing washing machine, fridge and freezer. The space easily affords room for a dining table.





The two bedrooms are a great size, both can accommodate large wardrobes along with ample space for free-standing furniture. The study room off the hallway offers excellent home office workspace. The bathroom has a white suite and a mains shower over the bath.

## THE STUDY & HALL



# BEDROOM 1



# BEDROOM 2



# THE BATHROOM



The apartment is kept warm and comfortable via an LPG gas central heating combi boiler. There's ample resident parking within the grounds. The large gardens are beautifully landscaped and offer a wonderful place to sit and relax on sunnier days. The surrounding area is perfect for walks or cycling.

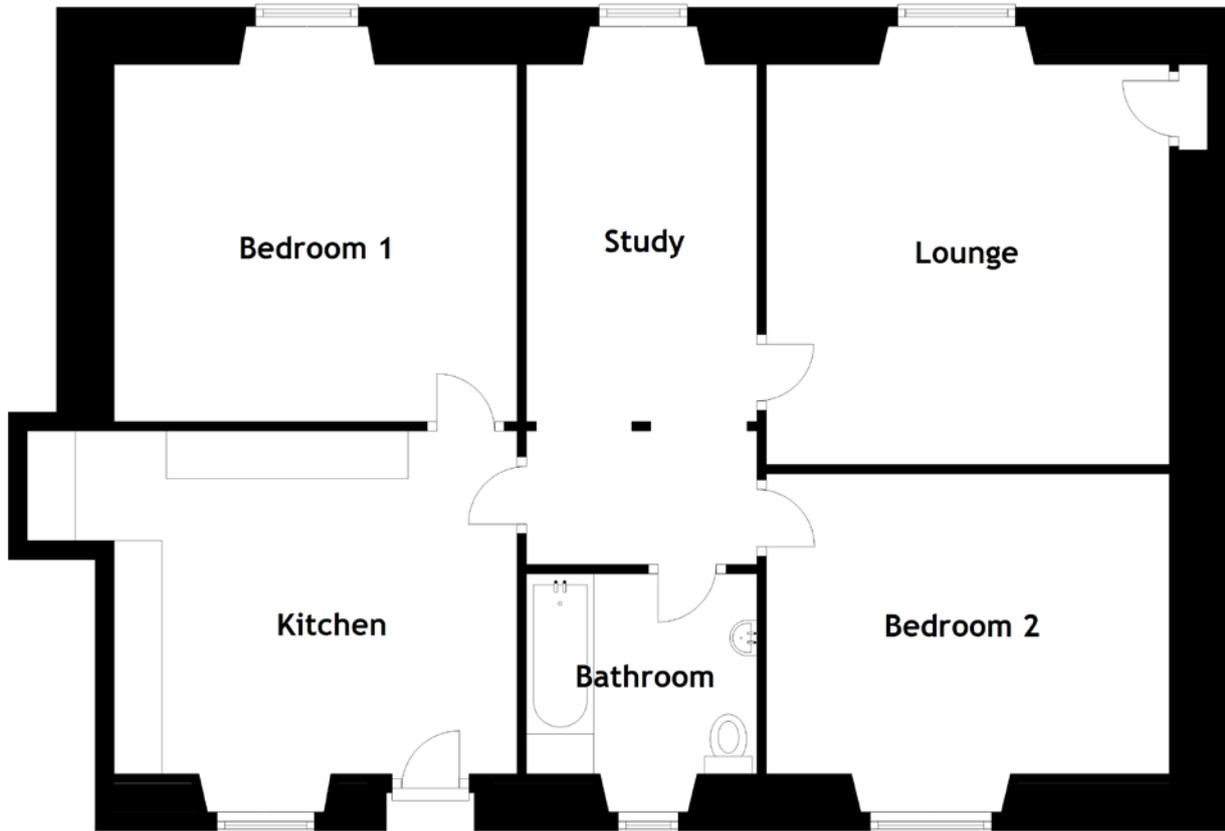
Early viewing is strongly advised for anyone seeking a great apartment, in an utterly charming period building, within an area of incredible peace and natural beauty.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

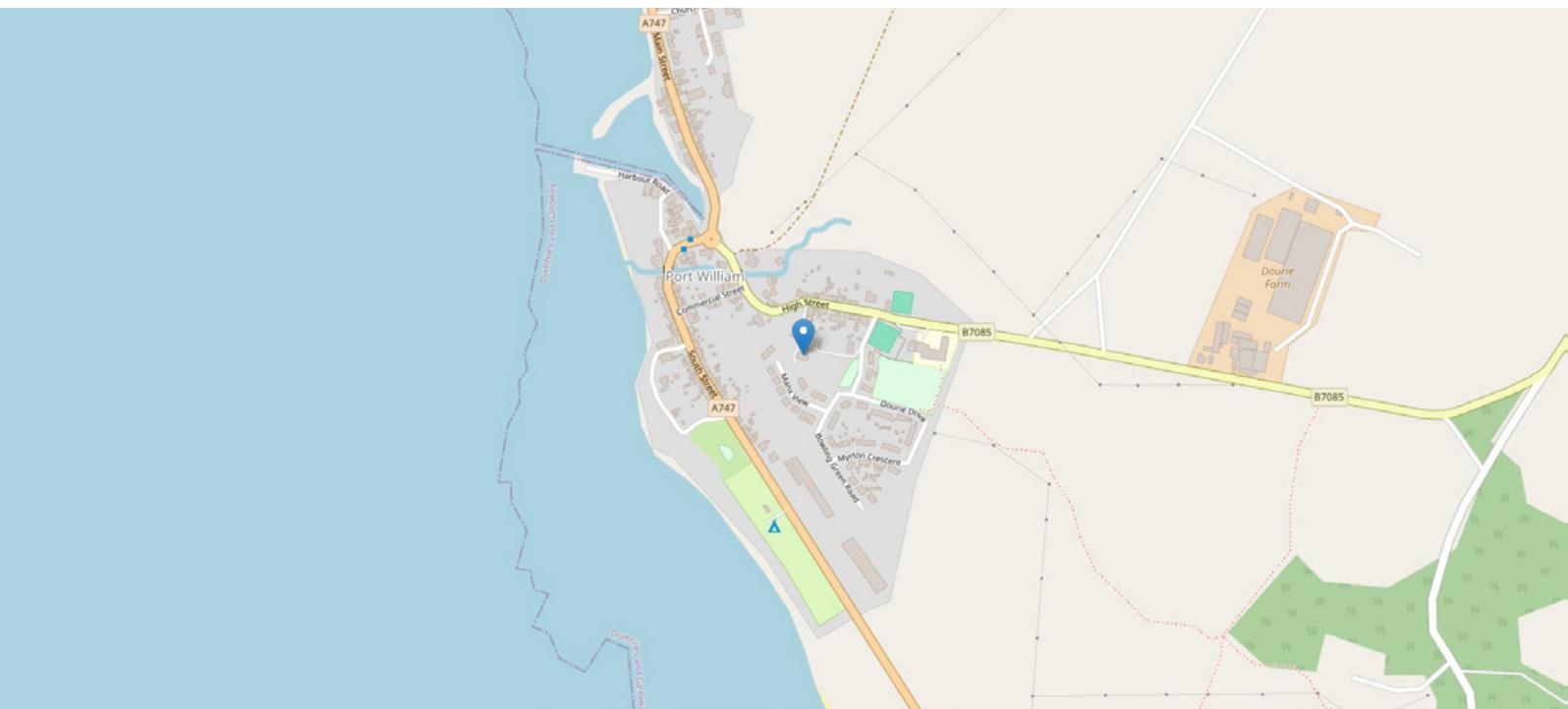


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.60m (15'1") x 4.20m (13'9")  
 Kitchen 5.11m (16'9") x 3.70m (12'2")  
 Study 3.75m (12'4") x 2.40m (7'10")

Bedroom 1 4.20m (13'9") x 3.75m (12'4")  
 Bedroom 2 4.20m (13'9") x 3.15m (10'4")  
 Bathroom 2.50m (8'2") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

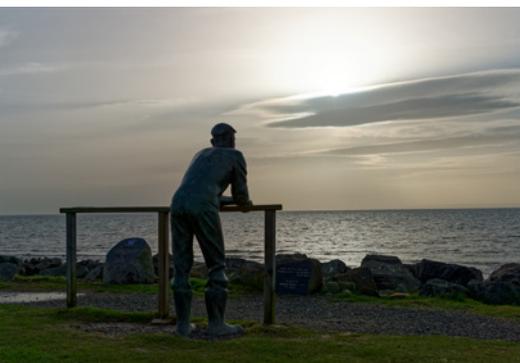
Situated in the picturesque coastal fishing village of Port William, offering stunning views out across Luce Bay, to the Mull of Galloway. On a clear day, both the Isle of Man and Ireland are visible from the rugged coastline. Port William is situated approximately twenty-three miles south-east of Stranraer and approximately seventeen miles from Newton Stewart.





Local amenities within the village of Port William include good local cafés, hairdressers, general stores, a Post Office, a hotel, a restaurant, a primary school and GP healthcare. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, an indoor leisure pool complex and secondary schools. Walking, cycling, golf, river and sea fishing are all available nearby.

This area of Dumfries and Galloway boasts breathtaking scenery, from rugged coastlines and secluded sandy beaches to star-gazing in what is recognised as one of the best Dark Sky Parks in the world. Offering an ideal base from which to explore the Machars Peninsula and the Galloway Hills, just to discover this peaceful region with its unspoilt countryside and virtually traffic-free roads is a pleasure in itself. There are many beautiful gardens to explore, including the world-renowned Logan Botanical Gardens, or the smaller but spectacular Glenwhan Gardens. It boasts many pretty little ports like Sandhead, Portpatrick, Isle of Whithorn and the RSPB Scotland Mull of Galloway nature reserve, where thousands of seabirds nest in the cliff face during the spring and summer. The famous Southern Upland Way walk is a cyclist's paradise with the 7 Stanes within easy reach, or if fishing, shooting or golf interests you, there are many facilities, including five 18-hole golf courses and four salmon rivers. The larger town of Stranraer is not far away and offers a selection of shops and restaurants and a further ten-minute drive will take you up the coast to the Stena Line or the P&O Ferry making a day trip to Ireland possible.



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