



3 COASTGUARD COTTAGES, PORTBALLINTRAE



X 5



X 3



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £575,000

3 COASTGUARD COTTAGES, PORTBALLINTRAE

This rare opportunity allows you to own a piece of maritime history in the charming fishing village of Portballintrae. This distinctive Grade B1 listed property is set on a spacious site with extensive gardens, offering breathtaking views of the harbour from its elevated position.

Dating back to the late 1800s, this property was originally part of the Portballintrae Coastguard Station and retains much of its historical charm, incorporating the original watchtower as a unique feature.

The interior, whilst well presented, offers potential for further modernisation. It provides spacious accommodation with five bedrooms and three well proportioned reception areas. Externally, the property boasts a large seafront garden (approx. 0.5 acres) and the original blackstone toilet blocks now offer additional storage and utility space.

This property is a testament to maritime heritage and Victorian architecture, ideal for those passionate about history and coastal living. Whether as a family home or a unique retreat, it promises an exceptional living experience.

FEATURES

- Oil fired central heating system
- Traditional single glazed timber framed windows.
- Expansive gardens extending to approximately 0.5 acres.
- Gravel driveway and ample parking area.
- Range of original blackstone outbuildings for storage and utility.
- Stunning, unobstructed views overlooking the harbour.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £2,745.12

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

KITCHEN

2.11 m x 4.04 m (6'11" x 13'3")

Range of fitted units; laminate work surfaces; electric oven & hob; space for fridge; plumbed for dishwasher; tiled floor.

DINING ROOM

4.15 m x 2.89 m (13'7" x 9'6")

LOUNGE

5.37 m x 5.11 m (17'7" x 16'9")

Wood burning stove on tiled hearth with wooden mantle; box bay window to the front.

SHOWER ROOM

1.95 m x 2.08 m (6'5" x 6'10")

Tiled shower cubicle; toilet; wash hand basin; tiled floor.

BREAKFAST ROOM

2.99 m x 3.63 m (9'10" x 11'11")

Original stairs to first floor (closed off); glass panelled door to the side garden.

FIRST FLOOR LANDING

BEDROOM 1 / TOWER ROOM

3.91 m x 3.60 m (12'10" x 11'10")

Feature double height ceiling.

BEDROOM 2

3.73 m x 2.11 m (12'3" x 6'11")

Single bedroom to the front.

BEDROOM 3

4.70 m x 2.89 m (15'5" x 9'6")

Double bedroom to the front.

BEDROOM 4

4.19 m x 3.12 m (13'9" x 10'3")

Double bedroom to the rear.

BEDROOM 5

2.16 m x 4.04 m (7'1" x 13'3")

Double bedroom to the rear.

BATHROOM

1.89 m x 2.03 m (6'2" x 6'8")

Panel bath with shower attachment; toilet; wash hand basin; shelved hot press; chrome towel radiator; vinyl flooring.

EXTERIOR

UTILITY ROOM

Plumbed for washing machine; oil boiler; power & light.

STORE 1

STORE 2

OUTSIDE FEATURES

- Extensive garden in lawn to the front (approx. 0.5 acres).
- Gravel driveway and parking area.
- Concrete patio area.
- Outside light & tap.



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