

FOR SALE

**"DUSTY HOLLOW"
CHALLOCH COTTAGE, LESWALT, DG9 0LJ**



An opportunity to acquire a detached country cottage located on the fringe of the ever-popular village of Leswalt. The property is in fair condition throughout with scope for some modernisation. It is set within its own area of easily maintained garden ground with ample off-road parking.
Oil fired central heating.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
SHOWER ROOM, 2 BEDROOMS, GARDEN,
OFF ROAD PARKING**

PRICE: Offers over £100,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

Occupying a location on the fringe of the ever popular village of Leswalt, this is a detached cottage which provides comfortable accommodation over one level.

The property is of traditional construction under a tiled & felt roof and is set within its own easily maintained area of garden ground with driveway to the front.

The property benefits from oil fired central heating.

In fair condition throughout, the property will require some general modernisation within.

The outlook to the front is over open farmland with the outlook to the rear being over garden ground.

Local amenities are available within the village of Leswalt include a church and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the ferry port town of Stranraer approximately 3 miles distant.

Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.

HALLWAY:

The hallway is accessed by way of a uPVC storm door. Built-in storage cupboard.

LOUNGE:

A main lounge with windows to the front and rear. There is a wooden fire surround with granite insert and hearth housing a gas fire. TV point and CH radiators.



'DINING' KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and shower cubicle.



BEDROOM 1:

A bedroom to the rear with a built-in wardrobe.



BEDROOM 2:

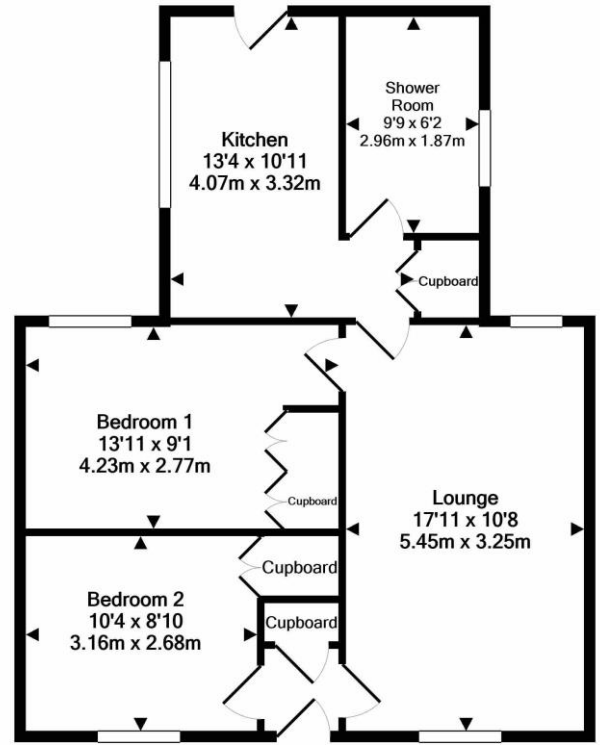
A bedroom to the front with a built-in wardrobe and CH radiator.



GARDEN:

The property is set within its own easily maintained garden ground. The front has mainly been laid out to lawn with a gravel driveway for off road parking.

The rear and side gardens are mainly laid out to paving and gravel. There is a lean to, oil tank, and picket fencing.



Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 19/04/2022

COUNCIL TAX: Band 'B'

SERVICES:

Mains electricity. Private water supplied from the farm. Oil tank. LPG for gas fire. Drainage is to a septic tank located on the property.

EPC - E

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.

