

FOR SALE

**"HARBOUR COTTAGE"
STAIRHAVEN,
GLENLUCE, DG8 0JL**



A superbly presented detached modern bungalow, located within the most picturesque setting of Stairhaven with outstanding sea views over Luce Bay. Set within its own area of easily maintained garden ground. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, oil fired central heating and full modern D/G. This is a splendid family home or ideal holiday retreat and viewing is to be thoroughly recommended.

**ENTRANCE PORCH, LOUNGE, 'DINING' KITCHEN,
UTILITY ROOM, BATHROOM, 3 BEDROOMS
(1 EN-SUITE), GARDEN**

PRICE: Offers over £310,000 are invited



Property Agents

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High profile town centre display

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

Occupying a most pleasant and picturesque location with wonderful sea views over Luce Bay, this is an absolutely superb modern detached residence which provides most comfortable and well proportioned family accommodation.

The property is in immaculate condition throughout and displays a full array of splendid features including a stylish modern kitchen, bright and tasteful rooms, full oil fired central heating and full modern double glazing.

Of timber frame construction finished in brick and render under a slate roof it is situated adjacent to other detached private residences within this very much sought after sea side location. It is set within its own area of easily maintained garden ground with driveway to the side.

Stairhaven is located on the shores of Luce Bay and is to be found some 4 miles from the village of Glenluce where local amenities are to be found. Local amenities within the village include general stores, sub post office, Primary School, hotels, church and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in and around the ferry port town of Stranraer some 10 miles distant.

Viewing of this most pleasant residence is to be thoroughly recommended.

ENTRANCE PORCH: (Approx 1.8m – 1.4m)

The property is accessed by way of a uPVC storm door. CH radiator.

LOUNGE: (Approx 5.75m – 4.09m)

A splendid main lounge with window to the front with a delightful view overlooking Luce Bay. CH radiator, TV point and telephone point.



'DINING' KITCHEN: (Approx 4.2m – 3m)

The kitchen is fitted with a range of oak floor and wall mounted units with slate style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a four-ring ceramic hob, extractor hood and built-in oven. French doors to the rear garden, CH radiator and tiled flooring.



UTILITY ROOM: (Approx 1.96m – 2.4m)

Accessed from the kitchen this is a most useful utility room fitted with the same floor mounted units and worktop as the kitchen. Plumbing for an automatic washing machine, built-in larder cupboard and CH radiator. The Worcester oil fired central heating boiler is to be found here.

BATHROOM: (Approx 11ft 8in – 8ft 2in)

The bathroom is fitted with a WC, WHB and Bath in white. Ceramic wall tiles, tiled flooring, CH radiator and extractor fire.



BEDROOM 1: (Approx 3.4m – 4m)
A bedroom to the front with CH radiator.



BEDROOM 3: (Approx 3m – 3m)
A bedroom to the rear with CH radiator.



EN-SUITE: (Approx 1.5m – 3m)
The en-suite facility is fitted with a WC and WHB as well as a large shower cubicle housing a mains shower. Ceramic wall tiles, tiled flooring and extractor fan.



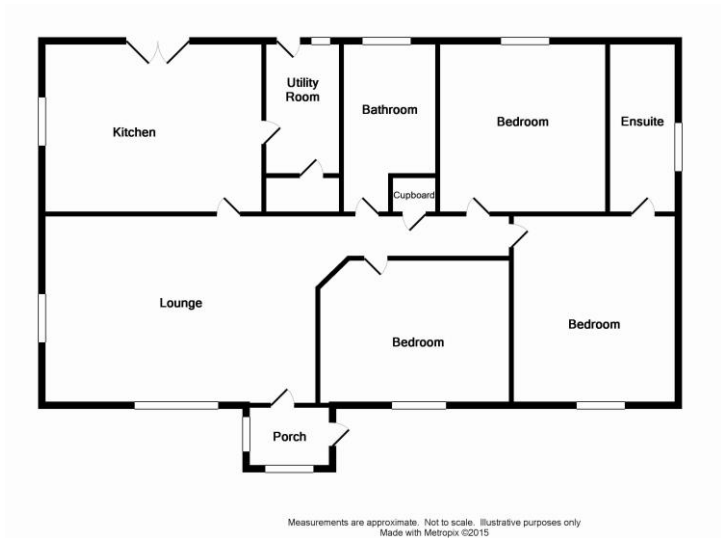
SUMMER HOUSE: (Approx 3.09m – 5.38m)
A wooden summer house to the rear which is included in the sale price.

GARDEN:
The property is set within its own area of easily maintained landscaped garden. The front and side have been laid out in gravel with paved pathways set within a drystone dyke. There is driveway to the side with ample room for off road parking. The rear garden comprises a paved patio and gravel borders set with a drystone dyke.



BEDROOM 2: (Approx 3.85m – 2.9m)
A further bedroom to the front with CH radiator.





ENTRY: Negotiable

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

DETAILS PREPARED: 07/11/2023

COUNCIL TAX: Band 'E'

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity and water. Drainage to a septic tank located on the property. Oil fired CH. A telephone service is connected. EPC = D

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.