

FOR SALE

**"HILLCREST"
LOCHANS, DG9 9AW**



An opportunity arises to acquire an immaculately presented, newly renovated, end of terrace country cottage which occupies a pleasant fringe location within the village of Lochans. Comfortable accommodation over one level. The property benefits from a splendid kitchen, new shower room, tasteful décor, new internal doors, new electric heating and uPVC double glazing. The property is set within its own area of easily maintained garden ground.

**PORCH, LOUNGE, KITCHEN, SHOWER ROOM,
2 BEDROOMS, GARDEN**

PRICE: Offers over £95,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

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

www.swpc.co.uk



DESCRIPTION:

The opportunity arises to acquire a very well-presented end-of-terrace country cottage located on the fringe of the village of Lochans.

The property benefits from a recently installed kitchen, delightful shower room, tasteful décor, new electric heating and uPVC double glazing.

Of traditional construction under a slate and new felt roof the property is in immaculate condition throughout.

It is set with its own area of fully landscaped, easily maintained garden ground and has an outlook to the front over open farmland with the outlook to the rear being over the garden ground to woodland beyond.

Local amenities in the village itself include a general store and village hall while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

The seaside village of Portpatrick, with its harbourside restaurants, hotels and craft shops, is a popular attraction and there are superb beaches to be found on the shores of Luce Bay which is only a short drive away. Excellent golf courses are also within easy reach.

Lounge images



PORCH: (Approx 1.2m – 1.3m)

The property is accessed by way of a new uPVC storm door. Electric meter cupboard and glazed interior door to the lounge.

LOUNGE: (Approx 4.8m at the widest – 3.85m)

A most comfortable lounge with a brick fire surround and wooden mantle housing a multi-fuel stove. Electric radiator and TV point.



KITCHEN: (Approx 3.4m – 3.2m)

The kitchen is fitted with a range of floor and wall mounted units with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a cooker hob, extractor hood, built-in double oven, integrated fridge/freezer and plumbing for an automatic washing machine. Electric radiator.



SHOWER ROOM (Approx 1.8m – 1.8m)

The newly installed shower room is comprised of a WHB, WC and shower cubicle housing an electric shower. Vinyl wall panelling, vinyl ceiling and electric radiator.



BEDROOM 1: (Approx 3.2m – 3m)

A bedroom to the front with electric radiator and TV point.



BEDROOM 2: (Approx 2.8m – 3.2m)

A bedroom to the rear with electric radiator and TV point.

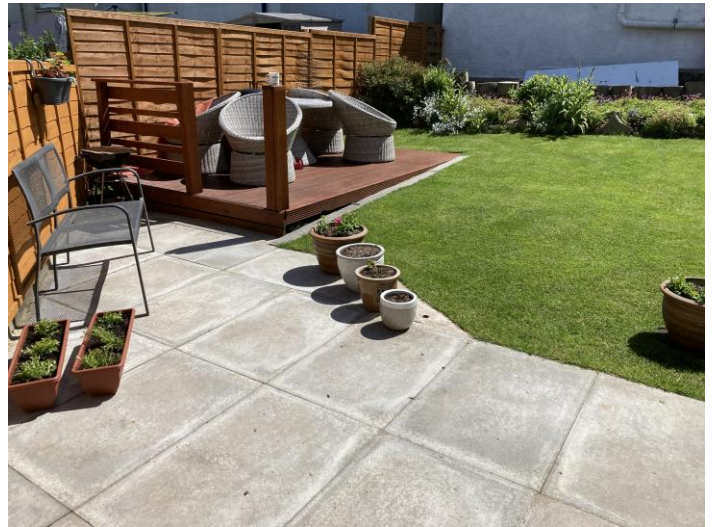


[Further bedroom 2 image](#)



GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out to concrete with flower borders set within a low-level wall. The enclosed rear garden comprises an area of lawn, vegetable plots and garden shed.



ENTRY: Negotiable

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

DETAILS PREPARED: 03/05/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, integrated kitchen appliances, wardrobe, bedside cabinets and sheds are included in the sale price.

SERVICES:

Mains electricity, water and drainage. EPC = F

OFFERS:

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

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**