

FOR SALE

**"THE COTTAGE"
20 STAIR STREET,
DRUMMORE, DG9 9PT**



Occupying a pleasant location within Scotland's most southerly village, this is a spacious end-of-terrace residence which provides well-proportioned family accommodation over two floors. From the rear of the property there are delightful views over garden ground to Luce Bay beyond. The property retains a number of original features including attractive period woodwork, cottage style doors and ceiling cornice. The property benefits from the addition of a conservatory to the rear, oak kitchen, spacious bathroom, multi – fuel stove, uPVC double glazing and oil-fired central heating. Set amidst its own area of garden ground with the added benefit of off-road parking.

**PORCH, HALLWAY, LOUNGE/3RD BEDROOM,
SITTING ROOM, CONSERVATORY, KITCHEN,
UTILITY ROOM, STOREROOM, BOX ROOM,
2 WC'S, BATHROOM, 2 BEDROOMS, GARDEN**

PRICE: Offers over £140,000 are invited



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

www.swpc.co.uk



DESCRIPTION:

Occupying a central location within the village of Drummore, Scotland's most southerly village, this is a substantial end-of-terrace residence which provides well-proportioned accommodation over two floors.

It is situated adjacent to other properties of varying residential style and there is an outlook over same to the front. There are wonderful views to the rear over the garden ground to the waters of Luce Bay and beyond. The property is set within its own area of enclosed garden ground.

Of traditional construction under a tile roof, the property benefits from a splendid conservatory to the rear, oak kitchen, spacious bathroom, attractive internal woodwork, some original cottage doors, ceiling cornice, uPVC double glazing and oil-fired central heating.

The village of Drummore provides local amenities including general store, hotels, primary school and general practice healthcare while all major amenities are to be found in the town of Stranraer approximately 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school.

The surrounding area is renowned for its mild climate, rugged coastline, wonderful sandy beaches and access to a number of outdoor sporting pursuits including fishing, walking, sailing and excellent golf courses.

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

ENTRANCE PORCH:

The glazed entrance porch is access by way of a uPVC storm door. Interior door to the hallway.



HALLWAY:

The wide and welcoming hallway provides access to almost all of the ground floor accommodation. There is a particular attractive ceiling cornice and centre rose.



LOUNGE:

A main lounge to the front with wooden fire surround housing an electric fire. There is display recess with cupboard below. Wall lights, CH radiator and TV point.



SITTING ROOM:

A further reception room to the rear with a recessed fireplace housing a multi-fuel stove. CH radiator and TV point.



CONSERVATORY:

A spacious conservatory to the rear overlooking garden ground to Luce Bay beyond.



BATHROOM:

The spacious bathroom is fitted with a three piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with a mains shower.



KITCHEN:

The kitchen is fitted with a range oak floor and wall mounted units with cream worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, built-in oven, built-in microwave and under counter space for a fridge. Breakfast bar, tiled flooring and CH radiator. Under stairs cupboard.



BOX ROOM:

A box room located off the main hall. This would be ideally suited as a home office/study.

STOREROOM:

A useful storeroom/workshop. Exterior door to the side.



UTILITY ROOM:

Fitted with a granite style worktop. Plumbing for an automatic washing machine. The Worcester oil-fired central heating boiler is located here.



LARDER CUPBOARD:

This is a most useful storage area located between the kitchen and conservatory.

WC:

A ground floor WC, comprising a WHB and WC.



WC:

A first floor WC, comprising a WHB and WC. CH radiator.



BEDROOM 1:

A first-floor bedroom with a Velux window to the rear. CH radiator.



GARDEN:

The property is set amidst its own area of garden ground. The front is laid out to gravel for ease of maintenance and is set within a low-level wall with wrought iron railings. There is a driveway for off-road parking. The enclosed rear garden is mainly laid out to lawn with shrub borders. From the rear garden there are wonderful views over Luce Bay.

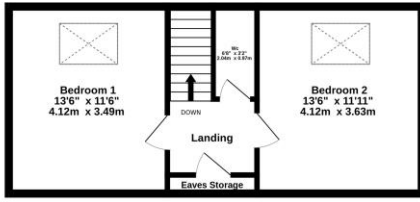


BEDROOM 2:

A further first floor bedroom with a Velux window to the rear. CH radiator.



1st Floor
404 sq.ft. (37.5 sq.m.) approx.



ENTRY: Negotiable

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

DETAILS PREPARED: 05/11/2024

COUNCIL TAX: Band 'C'

SERVICES:

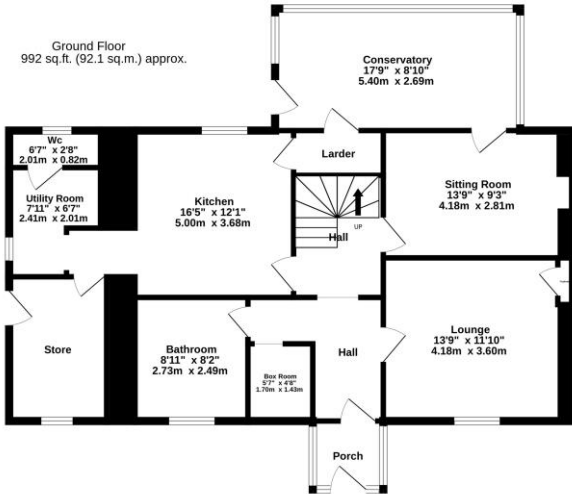
Mains electricity, water and drainage. Oil tank.
EPC = F

OFFERS:

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

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

Ground Floor
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.**