

FOR SALE

**'DONNIEKELLIE'
CAILINESS ROAD,
DRUMMORE, DG9 9QY**



Occupying a superb location on the fringe of Scotland's most southerly village, this is an immaculately presented, detached bungalow which provides most spacious, bright and comfortable family accommodation over one level. From the property there are wonderful views over the waters of Luce Bay to the Galloway hills. In excellent condition throughout having been renovated by the current owners to include the addition of a splendid sun lounge to the rear, shaker design 'dining' kitchen, delightful shower room, tasteful décor, new internal doors and the installation of a "Clearview" multi-fuel stove. The property also benefits from uPVC double glazing and oil-fired central heating. Set amidst its own area of very well-maintained and fully landscaped garden ground.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
SUN LOUNGE, SHOWER ROOM, 3 BEDROOMS,
GARAGE, CARPORT, GARDEN**

PRICE: Offers over £280,000 are invited



Property Agents

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

www.swpc.co.uk



DESCRIPTION:

Occupying a superb sea front position on the fringe of Scotland's most southerly village, this is an immaculately presented, bright and comfortable detached residence from which there are outstanding views over the waters of Luce Bay and beyond to the Galloway hills.

The property, which is of traditional construction finished in brick and render under a tiled roof, is in excellent condition throughout having been renovated by the current owners to include the addition of a splendid sun lounge to the rear, shaker design 'dining' kitchen, delightful shower room, tasteful décor, new internal doors and the installation of a "Clearview" multi-fuel stove. It also benefits from uPVC double glazing and oil-fired central heating.

It has a wonderful outlook to the front and it is situated adjacent to other properties of varying residential style.

The property is set amidst its own area of well-maintained, fully landscaped garden ground with ample room for off-road parking.

Local amenities are to be found in the village of Drummore on the shores of Luce Bay and include general store / post office, hotels, primary school and general practice healthcare. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located within the town of Stranraer approximately 18 miles distant to the north. There is a town centre and secondary school transport service available from the village.

The area is well known for its mild climate, outdoor pursuits and scenic beauty. Walking, fishing, sailing and golfing facilities are all located within easy reach.

FRONT PORCH:

The property is accessed by way of a uPVC storm door with glazed side panels. Interior door to the hallway.



HALLWAY:

The hallway provides access to almost all of the accommodation. Built-in cupboard and access loft by way of a pull-down ladder.



LOUNGE:

This is a main lounge with a bay window to front from which there are wonderful views over the waters of Luce Bay and beyond to the Galloway hills. There is a recessed fireplace housing a Clearview multi-fuel stove. CH radiator and TV point.



[Further lounge images](#)



[Further kitchen image](#)



[View from the lounge](#)



SUN LOUNGE:

A spacious sun lounge to the rear with pleasant outlook over garden ground to farmland beyond. French door leading to the rear garden. CH radiator and TV point.

KITCHEN:

The kitchen is fitted with a range of shaker design floor and wall mounted units with solid oak worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and integrated dishwasher. Kardean flooring, built-in larder cupboard and vertical CH radiator.



SHOWER ROOM:

The fully tiled shower room is fitted with a WHB, WC and large shower cubicle with an electric shower. Heated towel rail.



BEDROOM 1:

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



[Further bedroom 1 image](#)



BEDROOM 2:

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



BEDROOM 3:

A further bedroom to the rear with CH radiator.



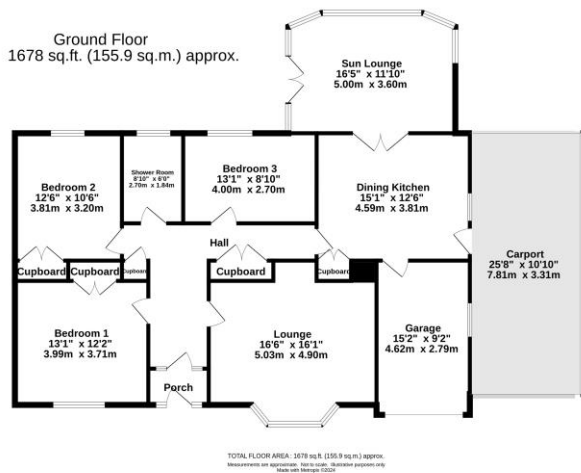
GARAGE:

An integral garage with electric roller door to the front, power and light. Plumbing for an automatic washing machine. There is a carport to the side.

GARDEN:

The property is set within its own well-maintained, fully landscaped garden ground. The front has been laid out to lawn with a sweeping monobloc driveway with feature lighting. The fully enclosed rear garden is comprised of a raised lawn, sandstone patio and planting borders.





ENTRY: Negotiable

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

DETAILS PREPARED: 05/11/2024

COUNCIL TAX: Band 'E'

Bands shown do not include the effect on value of alterations or improvements carried out by the current owners. Only when a house is sold will they be taken into account and from the date of sale. There may however be a delay in amending the Band, pending information required by the Assessor becoming available.

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price. All other items are available by separate negotiation.

SERVICES:

Mains electricity, water and drainage. Oil fired central heating. 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.
 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.**