



***Camserney,
Galdenoch Bridge,
Lochans,
Stranraer,
DG9 9DE***

EPC = C

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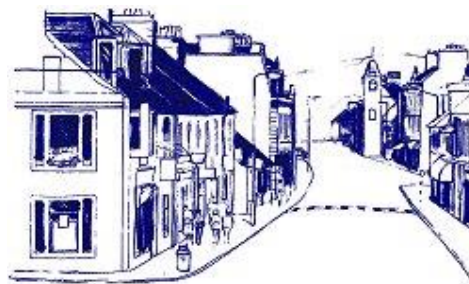
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- **Superb detached property situated in stunning rural location with uninterrupted views over open farmland**
- **3 Bedrooms (one en-suite), 3 Public Rooms and detached studio**
- **Camserney benefits from double glazing, air source heat pump and solar panels**
- **Large garden with garage and off-road parking for several vehicles**
- **Situated some 2 miles from Stranraer**
- **Offers in the region of £330,000**



CAMSERNEY, GALDENOCH BRIDGE, LOCHANS

This exceptional detached property offers a perfect blend of comfort, style, and countryside tranquillity. Located just 2 miles from Stranraer, it boasts stunning panoramic views over the surrounding farmland. The home itself features three spacious bedrooms, (one en-suite) each designed with ample natural light and built-in storage. The property also includes three generously sized public rooms, offering versatile spaces ideal for entertaining, relaxing, or family gatherings. Adding to the appeal is a detached studio which is fully equipped with power and light, making it the perfect space for a home office, art studio, or additional leisure area.

Accommodation comprises: - Ground Floor: - Entrance Porch. Hall. Lounge. Conservatory. Dining Room. Kitchen. Utility Room. 2 Bedrooms. Cloakroom. Shower Room. First Floor: - Sitting Room. Office. Bedroom.

Directions: Take the A75 towards Stranraer for approximately 16 miles. Turn left onto the B7084 for 3.5 miles. Slight right onto B7077 for approximately 1.5 miles. Camserney is situated on the right side of the road.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.50m x 1.00m

UPVC glazed entrance door with glazed side panel. Glazed door with side panel to hall.

Hall

Three built-in storage cupboards (one housing water tank). Stairs to first floor accommodation. Radiator,

Lounge

5.30m x 4.08m

Bright and airy family room with west facing window. Feature inset coal effect gas fire. Glazed double doors with side panel to conservatory.

Conservatory

4.30m x 3.90m

Glazed on three sides with pitched polycarbonate roof.



Dining Room

3.62m x 3.00m

South facing window. Radiator.

Kitchen**5.30m x 3.60m**

South facing window. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl composite drainer sink. Integrated appliances include electric hob with chimney style extractor fan above, eye level microwave, oven and dishwasher. Breakfast bar. Vertical radiator.

**Utility Room****4.43m x 2.54m**

South facing window. Freestanding units with ample worksurfaces, inset double stainless steel drainer sinks. Space and plumbing for washing machine and tumble drier. Built-in shelved cupboard. Door giving access to integrated garage.

Bedroom 1**4.57m x 3.60m**

North facing window. Two built-in shelved and hanging cupboards. Radiator.



Cloakroom**2.55m x 1.00m**

Fitted with a white suite comprising WC and wash-hand basin.

Shower Room**3.60m x 3.00m**

Fully wet wall panelled and fitted with a white suite comprising WC, bidet, countertop basin with vanity cupboard below and walk-in shower cubicle with mains shower. Heated ladder style towel rail.

**Bedroom 2****4.62m x 4.13m**

North facing window. Two shelved and hanging cupboards. Radiator.



FIRST FLOOR ACCOMMODATION

Sitting Room

6.76m x 4.00m

North facing Velux window and two south facing Velux windows. Multi-fuel stove. Two eaves storage cupboards. Hatch to attic. Radiator.

Office

4.00m x 3.86m

Open plan with sitting room with south facing Velux. Eaves storage cupboard. Hatch to attic. Radiator.

Bedroom 3

4.90m x 4.10m

North east facing window. Eaves storage cupboard. Radiator.

En-Suite

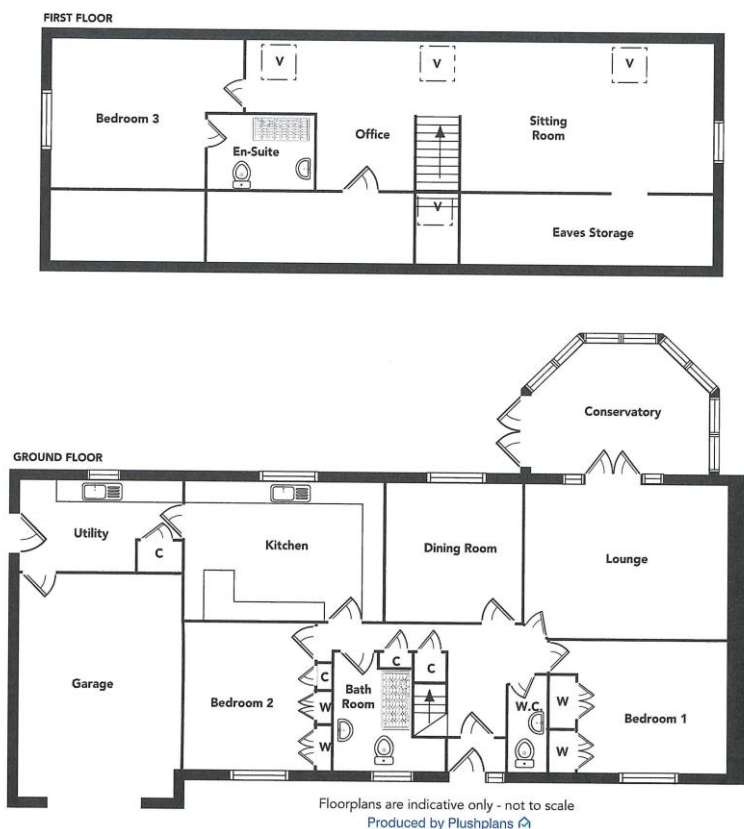
Partial wet wall panelling and fitted with WC, glass tabletop with glass round countertop basin and walk-in shower cubicle with electric shower. Tiled flooring. Vertical radiator.



Sitting Room/Office



Bedroom 3



Detached Studio

5.50m x 5.50m

Previously used as an art gallery with oak beamed pitch roof. French doors leading to decking area. Power and light laid on. Hardwood flooring.



Garden

Camserney stands in a large area of garden ground with a tarred driveway providing parking for several vehicles and access to garage. Patio and drying areas. The remainder of the garden is laid to lawn with mature trees and flowering borders. Two garden sheds.

Integrated Garage

6.00m x 4.00m

Double wooden doors. Power and light laid on.

SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank. Air source heat pump and solar panels. EPC = C.

COUNCIL TAX

This property is in Band F

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £330,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

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