



**'Dornoch', Enoch, Portpatrick**

Stranraer, DG9 8JG

**PRICE: Offers Over £145,000 are invited**



# Dornoch

Enoch, Stranraer

The town of Stranraer is 7 miles distant where all major facilities are to be located including supermarkets, healthcare, indoor leisure pool complex and schooling. The popular seaside village of Portpatrick some 2 miles distant provides a range of splendid hotels, restaurants, craft shops and has as its main feature a delightful harbour and promenade. The local area also provides the opportunity for many outdoor pursuits including walking, cycling, fishing, and a range of first-class golfing facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A detached bungalow
- Occupying a rural location, only a short drive from Portpatrick
- In very well-maintained condition throughout
- Well-proportioned accommodation laid out over one level
- Oil fired central heating & uPVC double glazing
- Ramp access to the front
- Easily maintained garden ground
- Off-road parking
- Detached garage
- Outside WC





# Dornoch

Enoch, Stranraer

An opportunity to acquire a well-maintained three-bedroom detached bungalow, nestled in a tranquil rural setting just a short drive from the charming coastal village of Portpatrick. To the front there are delightful views over open farmland.

The property benefits from a recently installed shower room, spacious 'dining' kitchen, oil-fired central heating and uPVC double glazing.

Of **Non-Standard** construction under a tile roof the residence offers well-proportioned accommodation thoughtfully arranged over a single level. There is the added benefit of ramp access to the front.

Set within its own area of low-maintenance garden ground with the added benefit of off-road parking and a detached garage.





### **Sun Porch**

The property is accessed by way of a sun porch to the front. Glazed interior door to the hallway.

### **Hallway**

The hallway provides access to all of the accommodation. CH radiator.

### **Lounge**

A double aspect main lounge to the front featuring a Fyfe stone fire surround. CH radiator and a TV point.

### **Kitchen**

The kitchen is fitted with a range of floor and wall-mounted units in cream with woodgrain style worktops incorporating a stainless steel sink. There is an electric cooker point, extractor hood and plumbing for a dishwasher. CH radiator.

### **Utility Room**

A utility room with a woodgrain-style worktop, wall unit and plumbing for an automatic washing machine.

### **Shower Room**

The shower room/wet room has recently been fitted with WHB and WC in white. There is a low threshold shower cubicle with a waist height shower screen. Vinyl wall panelling, recessed lighting, wall light and a CH radiator.

### **Bedroom 1**

A bedroom to the front with a CH radiator.

### **Bedroom 2**

A bedroom to the rear with a built-in wardrobe, TV point and a CH radiator.

### **Bedroom 3**

A further bedroom to the rear with built-in wardrobes and a CH radiator.





## GARDEN

The property is set amidst its own area of low-maintenance garden ground. The front is laid out to a combination of gravel with a paved patio, set within screen hedging. The side and rear garden are laid out to gravel with concrete pathways. There is a wooden garden shed.

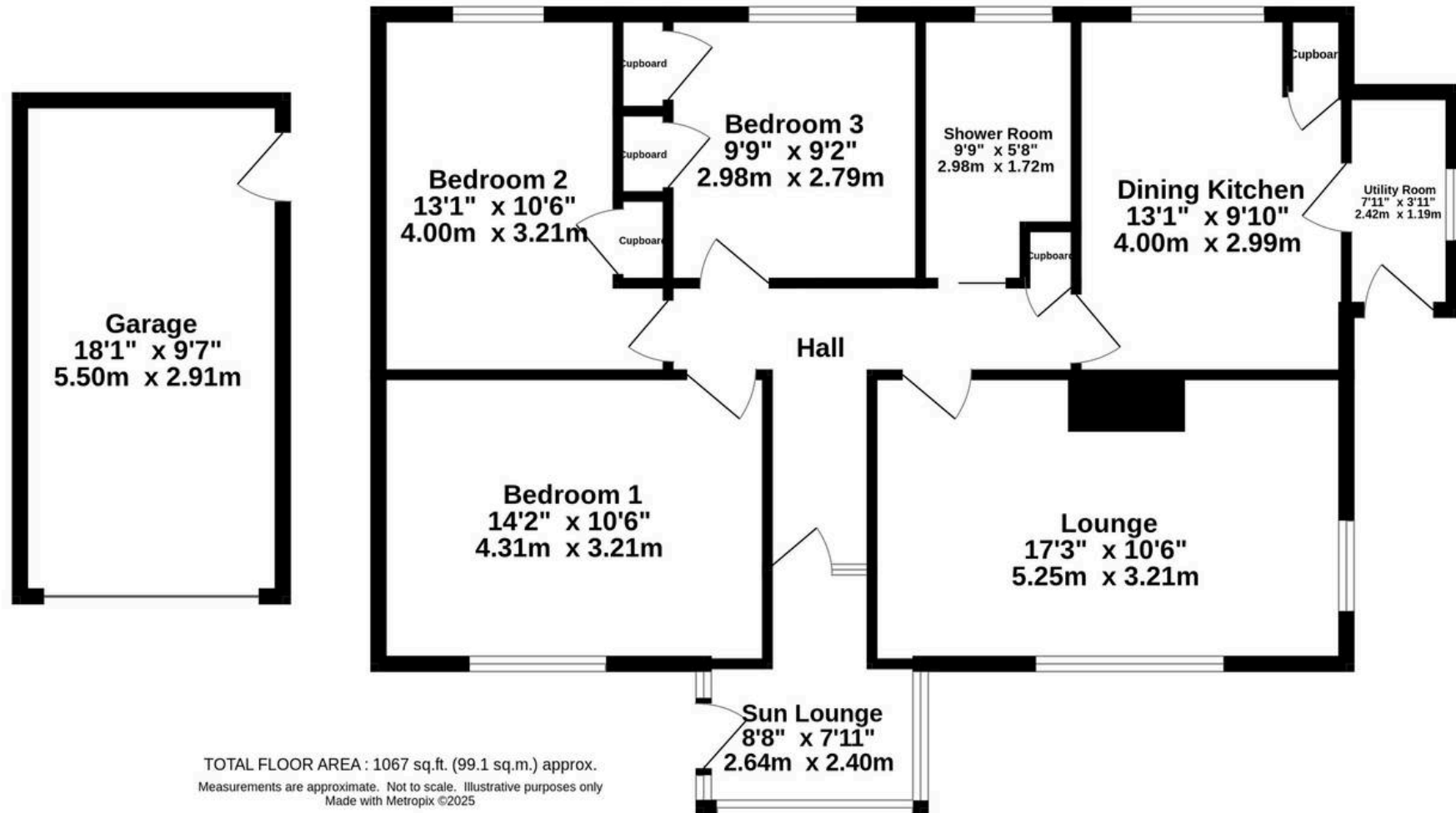
## GARAGE

Single Garage

A detached garage with a roller door to the front, side service door, power and light. There is a concrete driveway for off-road parking.



Ground Floor  
1067 sq.ft. (99.1 sq.m.) approx.





Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.







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