

FOR SALE

**1 & 2 RINKENO COTTAGES,
BARBETH, LESWALT, DG9 0QU**



An opportunity to acquire two extended semi-detached country cottages, from which there are pleasant views over open countryside. The properties are in good condition throughout having been refurbished and modernised in the recent past. They are set within their own areas of garden ground and there is ample off road parking also for each cottage. Of traditional construction under a slate roof and with full modern D/G and oil fired central heating. They are located within some 4 miles of Stranraer and only two miles from the expanding village of Leswalt. These are most attractive rural retreats and are well suited for use as a holiday homes or first purchases.

**HALLWAY, LOUNGE, KITCHEN, BATHROOM,
2 BEDROOMS, GARDEN, OFF ROAD PARKING**

Price: Offers around **£79,500** are invited for each cottage
(Each cottage is almost a mirror image of the other)



Property Agents

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Introducers for
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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying most pleasant rural locations with lovely open views over surrounding farmland, these are attractive semi-detached cottages which provide well proportioned accommodation on one level.

The properties are of traditional stone construction under slate roofs and have been extended to provide additional accommodation.

Both cottages have undergone a programme of complete refurbishment and modernisation in the recent past.

These country properties now benefit from full modern uPVC double glazing, oil fired central heating, rewiring and replumbing. They are set within their own areas of garden ground with ample off road parking.

Local amenities are available within the villages of Kirkcolm and Leswalt and include general stores, P.O, church, hotel and primary schools while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 4 miles distant.

Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.

Viewing of these most pleasant country cottages is to be strongly recommended.

(Please note that the cottages are almost mirror images of each other and the room measurements will be very similar, although not exact. Photographs shown are from cottage No2)

HALLWAY:

There is access to all accommodation from the main hallway. Smoke alarm, electric meter / fuseboard and CH radiator.

LOUNGE: (Approx 3.67m – 4.06m)

A comfortable lounge to the front with CH radiator, TV point and built in cupboard.



KITCHEN: (Approx 2.43 – 3.39m)

The kitchen has been fitted with a full range of floor units in pale beech with granite style worktops incorporating a stainless steel sink unit with mixer. There is an electric cooker point and plumbing for automatic washing machine. CH radiator and built-in cupboard housing the Worcester oil fired heating boiler.



BEDROOM 1: (Approx 2.44m – 3.4m)

A bedroom to the rear with CH radiator.



BEDROOM 2: (Approx 3.47m – 2.2m)

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

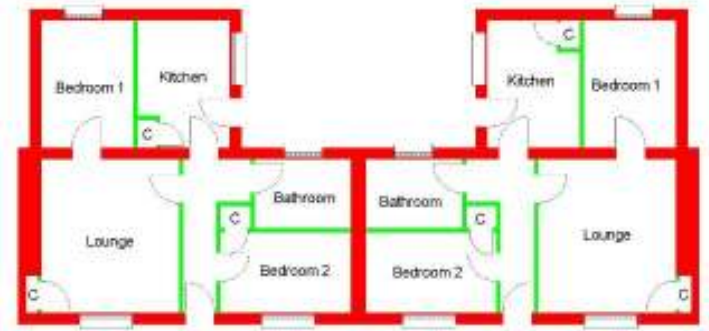


BATHROOM: (Approx 2.61m – 1.79m)

The bathroom is fitted with a three piece suite comprising WC, WHB and Bath. There is an electric shower in place over the tiled bath area. Extractor fan and CH radiator.



1&2 Rinkeno Cottages



Sketch plan for illustrative purposes only.

ENTRY: Negotiable

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

DETAILS PREPARED: 04/07/2013

COUNCIL TAX: Band 'B'

GENERAL:

Carpets are included in the sale price.

SERVICES:

Mains electricity and water. Drainage is to a septic tank located within an adjacent field. Oil tanks. EPC = D for both cottages.

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

GARDEN:

The properties are set within their own areas of garden ground. To the front there is a low level stone dyke, lawn, brand new concrete standing to accommodate off road parking and ramp access to front door. Outwith the front wall there is a further area of off road parking. The rear garden comprises an extensive area of lawn, small patio and lateral ranch style fencing. Outside water supply. Each property backs on to open farmland.

Rear elevation



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.