

FOR SALE

'GLEN AUCHIE COTTAGE' DRUMMORE, DG9 9HP



A splendid detached country cottage with outstanding views taking in the Mull of Galloway and Isle of Man beyond. This most pleasant property is in excellent condition throughout having been extensively renovated and modernised in the recent past. Full gas fired central heating and modern uPVC double glazing. This is a first class rural retreat. Set within easily maintained garden ground with ample off road parking.

The property is currently trading as a successful holiday home. Accounts can be made available to genuinely interested parties after viewing.

**PORCH, HALLWAY, LOUNGE, SUN LOUNGE,
DINING KITCHEN, REAR PORCH, BATHROOM,
2 DOUBLE BEDROOMS, CONVERTED LOFT,
GARAGE, GARDEN**

PRICE: Offers around £165,000 are invited



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**Charlotte Street
Stranraer
DG9 7ED**

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DESCRIPTION:

Occupying a rural location only two miles from Scotland's most southerly village of Drummore, 'Glen Auchie' is a most pleasant detached country residence which enjoys a lovely outlook over surrounding farmland towards the Mull of Galloway and Isle of Man beyond.

The property is in excellent condition throughout having been extensively renovated in the recent past and displays features such as a charming lounge, bright conservatory, delightful internal woodwork, splendid bathroom and well stocked garden.

This pleasant cottage is of traditional construction under a slate roof and also benefits from modern uPVC double glazing and gas fired central heating. The property is situated within its own area of easily maintained garden ground extending to approximately 1/2 an acre.

The village of Drummore provides local amenities including primary school, hotels, church, general store/post office and general practice healthcare.

All major amenities are to be found in the town of Stranraer, some 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. There is also a town centre and secondary school transport service available from the road end.

The surrounding area is well known for its mild climate, rugged coastline and splendid sandy beaches within easy reach.

PORCH: (Approx 1.4m – 1.1m)

A uPVC storm door provides access to the front porch. There is an internal glazed cottage door leading to the hallway and painted pine panelling to half wall height.

HALLWAY:

The hallway provides access to all the accommodation. CH radiator, intruder alarm control, built in cupboard, smoke alarm and access to the converted loft.

LOUNGE: (Approx 3.93m – 2.88m)

This is a most pleasant room with sliding patio doors leading to the conservatory. There is a wooden fire surround housing an electric fire, pine panelling to half wall height and CH radiator.

Lounge image



SUN LOUNGE: (Approx 3.77m – 3m)

The conservatory is located off the main lounge and has wonderful views over garden ground towards the Mull of Galloway and Isle of Man beyond. Attractive beamed ceiling, French doors leading to the patio and pine panelling with display shelf.



DINING KITCHEN: (Approx 2.58m – 4.17m)

The kitchen has been fitted with a superb range of floor and wall mounted units in a shaker style with Corian worktops incorporating sink and drainer with ornate mixer. Tiled splash backs, electric cooker, automatic washing machine, cooker extractor hood, tiled flooring and built in cupboard housing the electric meter and fuse board. There is a stable door leading to the rear porch and window to the side with sea view. The brand new Worcester boiler is to be found in the kitchen, this was fitted 30/07/15 and has a 7 year guarantee.

Kitchen image



REAR PORCH: (Approx 2.5m – 1.57m)

The spacious glazed rear porch is located to the side of the property and has a view over garden ground. Interior light and worktop.

BATHROOM: (9ft 7in – 5ft 7in)

The bathroom has been fitted with a four piece white suite comprising WC, WHB, Bath and fully tiled corner shower cubicle with Triton electric shower. Distressed pine panelling and tiling to half wall height, heated towel rail and cork flooring.



BEDROOM 1: (Approx 2.97m – 2.99m)

A bedroom with pine panelling to half wall height and CH radiator.



BEDROOM 2: (Approx 2.96m – 3.1m)

A bedroom to the front with pine panelling to half wall height and CH radiator.



LOFT: (Approx 12.54m – 2.69m)

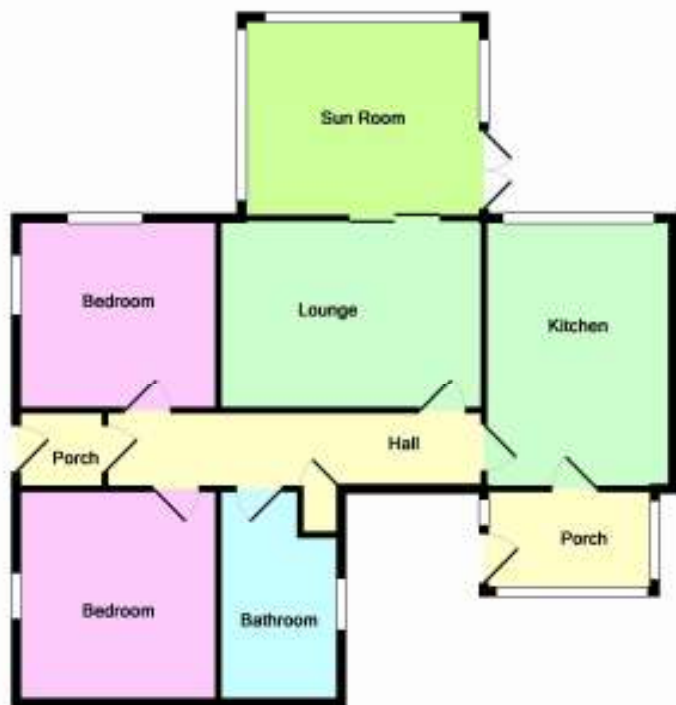
Accessed by way of a drop down ladder the converted loft has been fully floored and lined. Built in shelving power and light.

GARDENS:

The property is situated within its own well stocked area of garden ground. One side has been mainly set out with low lying flowers, shrubs and patio taking in the wonderful sea views. The main area of garden ground has been set out in lawn with mature planting borders. There is a gravel driveway accessed by way of wooden cottage gates to the front and provides ample off road parking. Wooden potting shed with power, garden shed, gas tank, outside lighting and water supply.

Rear elevation





Measurements are approximate. Not to scale. Illustrative purposes only.
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ENTRY: Negotiable

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

DETAILS PREPARED: 10/04/2015

COUNCIL TAX: Band 'C'

GENERAL:

All carpets, blinds, curtains, and kitchen white goods are included in the sale price. Other furnishings can be negotiated separately.

SERVICES:

Mains electricity and water. Gas tank. Drainage is to a septic tank within the grounds. EPC = TBC

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**

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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.**