

FOR SALE

'AULD SMIDDY 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 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.

**SUN PORCH, KITCHEN, LOUNGE, BATHROOM,
BEDROOM, REAR PORCH/2nd BEDROOM,
GARDEN**

PRICE: Offers around £135,000 are invited



Property Agents

Free pre – sale valuation

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

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www.swpc.co.uk

DESCRIPTION:

Occupying a rural location only two miles from Scotland's most southerly village of Drummore, 'Auld Smiddy Cottage' is a most unique 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 sun lounge, delightful internal woodwork, antique pine kitchen, splendid bathroom and well stocked garden.

This pleasant cottage is of traditional construction under a new slate roof and also benefits from modern double glazing and gas fired central heating. The property is situated within its own area of easily maintained garden ground.

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.

SUN PORCH: (Approx 1.4m – 1.1m)

A delightful sun porch to the front with splendid views towards the Mull of Galloway.



KITCHEN: (Approx 4.1m – 2.8m)

The kitchen is fitted with a full range of antique pine floor and wall mounted units with ceramic tile worktops incorporating a stainless steel one and a half bowl sink with mixer. There is a four ring gas hob, built-in oven, integrated washing machine, integrated fridge and freezer. Tiled flooring, CH radiator and built-in cupboard housing the Vaillant gas fired central heating boiler.



LOUNGE: (Approx 3.93m – 2.88m)

This is a most pleasant lounge with a feature stone wall incorporating an inglenook fire place housing a Clearview wood burning stove. Tiled flooring, CH radiator and TV point.



REAR PORCH: (Approx 2.69m – 3.15m)

A spacious rear porch which could be utilised as a further bedroom. Tiled flooring, CH radiator and built-in cupboard housing electric meter/fuseboard.



BATHROOM: (Approx 1.8m – 2.4m)

The fully tiled bathroom is fitted with a white three piece suite in white comprising WHB, WC and bath with mixer tap/shower head. There is a Triton electric shower in place over the bath. Tiled flooring and CH radiator.



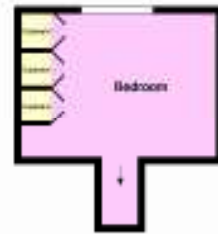
BEDROOM: (Approx 4m at the widest – 3m)

A mezzanine bedroom with an outlook to the Mull of Galloway.

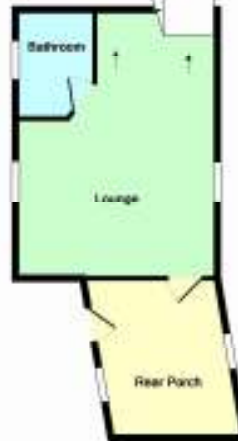


GARDENS:

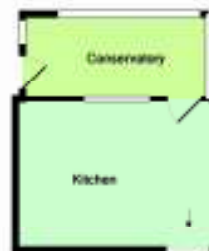
The property is situated within its own well stocked area of garden ground comprising gravel border, concrete driveway and wooden garden shed. There is a small stream running beside the property with mature plants and shrubs.



1st Floor



Ground Floor



Measurements are approximate. Do not scale. Building positions only. Made with HOUZZ 10/21/13

ENTRY: Negotiable

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

DETAILS PREPARED: 01/04/2015

COUNCIL TAX: Band 'A'

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 shared 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

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.**