

**FOR SALE**

**'THE OLD POST OFFICE'  
20 LAIGH STREET,  
PORT LOGAN, DG9 9NG**



Occupying a sea front location within the ever-popular village of Port Logan, this is a fully renovated and extended mid-terrace cottage of great character and charm. In excellent condition throughout the property benefits from a splendid kitchen, delightful bathroom, new insulation, new internal woodwork, new internal plasterwork, re-wire, new plumbing, the installation of multi-fuel stoves, electric heating and double glazing. There is a generous area of easily maintained garden ground to the rear with added benefit of a large summerhouse, from which there are views towards Port Logan Bay.

**PORCH, HALLWAY, LOUNGE, DINING ROOM,  
KITCHEN, BATHROOM, SHOWER ROOM,  
3 BEDROOMS (1 WITH EN-SUITE WC), UTILITY  
ROOM, SUMMERHOUSE, GARDEN**

**PRICE: Offers over £180,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
Letting Service

Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED  
Tel: 01776 706147  
Fax: 01776 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Located within a popular coastal village, this is a fully renovated and extended cottage that provides spacious family accommodation over two levels.

Of traditional construction under a slate/tile roof the property is in excellent condition throughout and benefits from a splendid kitchen, delightful bathroom, new internal woodwork, new internal plasterwork, new insulation, re-wire, new plumbing, the installation of multi-fuel wood-burning stoves, electric heating and double glazing.

There is a generous area of easily maintained garden ground to the rear with the added benefit of a large timber summerhouse, from which there are views to Port Logan bay.

There is ready access to the beach and picturesque harbour. Amenities such as primary schools, general stores, hotels and general practice healthcare are located within the villages of Drummore and Sandhead.

All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all located within the town of Stranraer some 15 miles distant. There is of course a school transport service available from the village. There are a number of attractions nearby including wonderful sandy beaches, excellent golf courses, fishing and the superb Logan Botanical Gardens.

## PORCH:

The property is accessed by way of a wooden storm door. Glazed interior door to the hallway.

## HALLWAY:

A wide and welcoming hallway which provides access to almost all of the accommodation and staircase to the first floor.



## LOUNGE:

A most spacious main lounge with a feature stone wall with inglenook fire surround housing a multi-fuel wood-burning stove. Exposed ceiling beams, wooden shutters, electric storage heater and TV point.



## DINING ROOM:

A further reception room with French doors leading to the rear garden. Exposed stonework, pitch pine flooring, Velux roof lights and TV point.





Further dining room images



Further kitchen images



**KITCHEN:**

The kitchen is fitted with a range of shaker design floor units with solid wood and granite worktops incorporating a double ceramic Belfast sink. There is an electric Aga range, exposed stonework, gas cooker and gas point, pitch pine flooring and Velux roof lights. The pine floor unit is not included in the sale price.





### BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and roll top bath. Exposed stonework and electric storage heater.



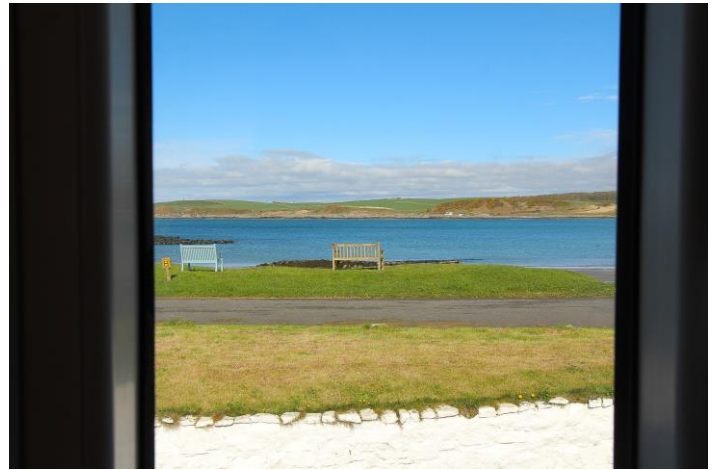
### LANDING:

The landing provides access to the first-floor bedrooms and the shower room. There is an electric storage heater situated in the landing.



### BEDROOM 1:

A ground floor bedroom with feature stone wall with inglenook fire surround housing a multi-fuel wood burning stove. Exposed ceiling beams, window shutters, shelved recess and electric storage heater.



### BEDROOM 2:

A bedroom with bay window to the front, built-in cupboard and electric panel heater.





### EN-SUITE WC:

Comprising a WHB, WC and bidet. There is a large airing cupboard housing the hot water tank. Heated towel rail.



### UTILITY ROOM:

Located to the rear of the property and fitted with a Belfast sink and plumbing for an automatic washing machine.

### SUMMERHOUSE:

A large timber summerhouse with wonderful views towards Port Logan Bay.



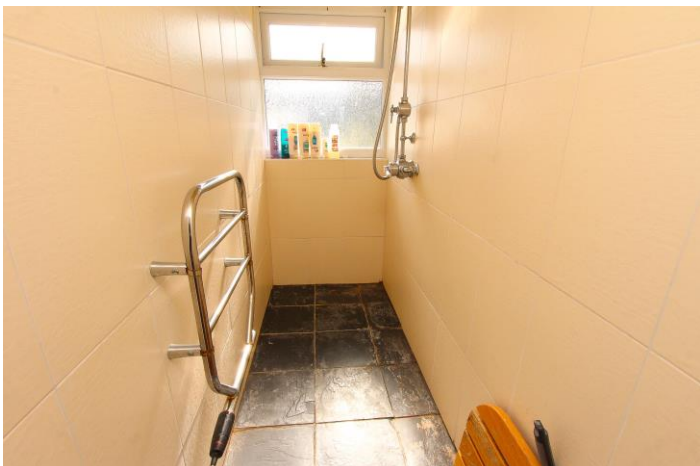
### BEDROOM 3:

A further bedroom with a bay window to the front. Electric panel heater.



### SHOWER ROOM:

A fully tiled shower room located off the landing. Mains shower and heated towel rail.



### GARDEN:

The generous area of garden ground to the rear has mainly been laid out in lawn for ease of maintenance. There are mature shrub borders, a raised vegetable plat, garden shed and sheltered gravel patio area.





ENTRY: Negotiable

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

DETAILS PREPARED: 17/04/2024

COUNCIL TAX: Band 'C'

**GENERAL:**

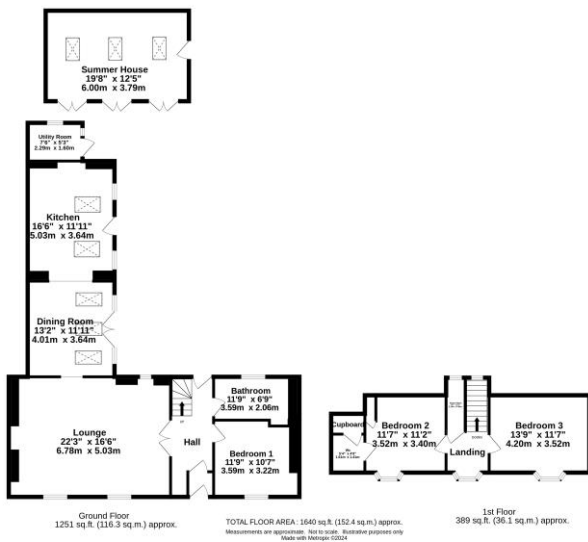
All fitted flooring, gas cooker, fridge, fridge/freezer and some curtains are included in the sale price. Corner cupboard in kitchen is not included. Other items available by separate negotiation.

**SERVICES:**

Mains electricity, water and drainage. EPC = G

**OFFERS:**

All offers for the above property should be made in writing to  
 South West Property Centre, Charlotte Street,  
 Stranraer, DG9 7ED.  
 Telephone (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://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.