

FOR SALE

2 COASTGUARD HOUSES, DRUMMORE, DG9 9QX



Occupying a secluded location on the fringe of Scotland's most southerly village, this is a terraced villa which provides spacious family accommodation over two levels. The property benefits from a beech design kitchen, attractive internal woodwork, uPVC double glazing and oil-fired central heating. There is scope for some general modernisation within. There is an area of garden which will require to be landscaped.

LOUNGE, DINING ROOM, KITCHEN, REAR PORCH, BATHROOM, 3 BEDROOMS, GARDEN

PRICE: Offers around **£125,000** are invited



Property Agents

Free pre – sale valuation

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a secluded and semi private position on the fringe of Scotland's most southerly village, this is a well proportioned, terraced, residence providing family accommodation over two floors.

The property is of traditional construction under a slate roof and benefits from a beech design kitchen, attractive internal woodwork, uPVC double glazing and oil-fired central heating. There is scope for some general modernisation within.

It has its own area of garden ground from which there are views towards Luce Bay. The garden will require to be landscaped.

Local amenities are to be found in the village of Drummorie on the shores of Luce Bay and include general store/post office, hotel, Public house, café, primary school and general practice healthcare. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located within the town of Stranraer approximately 18 miles distant to the north. There is a town centre and secondary school transport service available from the village.

The area is well known for its mild climate, outdoor pursuits and scenic beauty. Walking, fishing, sailing and golfing facilities are all located within easy reach.

DINING ROOM:

A further spacious reception room laid out in an open plan basis with the kitchen. Spindle and rail staircase to the first floor.



KITCHEN:

The kitchen has been fitted with a full range of beech design floor and wall mounted units with slate style worktops incorporating a stainless-steel sink. There is an electric hob, extractor hood and built-in oven. The central heating boiler is to be found in the kitchen.



LOUNGE:

This spacious lounge is accessed by way of uPVC storm door. There is a fire surround housing an electric fire. CH radiator.



BATHROOM:

The bathroom is fitted with a three-piece suite in white. There is a shower in place over the bath. CH radiator.



BEDROOM 1:

A well-proportioned bedroom to the front with built in wardrobes and CH radiator.



BEDROOM 2:

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



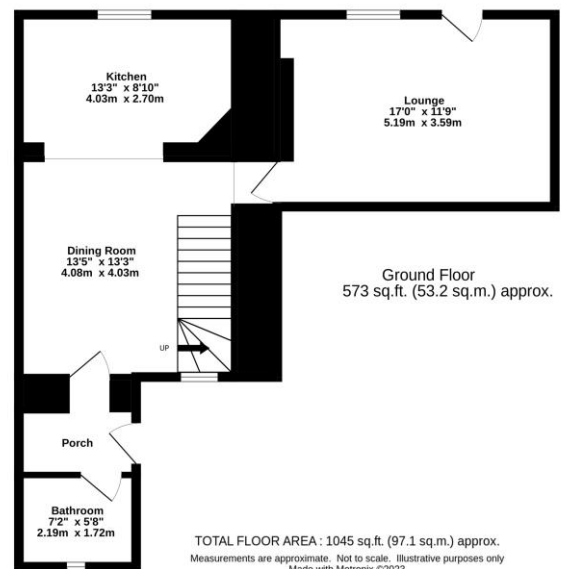
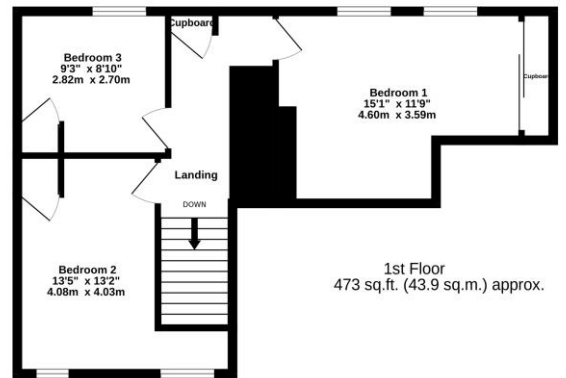
BEDROOM 3:

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



GARDEN:

A mutual driveway leads to the row of Coastguard Houses. There is an area of garden to the front which will require to be landscaped. From the garden there is a view towards Luce Bay.



ENTRY: Negotiable

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

DETAILS PREPARED: 12/01/2024

COUNCIL TAX: Band 'C'

GENERAL:

All carpets and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity and water. Oil tank. Drainage is to a septic tank. EPC = E

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.**