

FOR SALE

"MID DINDUFF COTTAGE" LESWALT, DG9 0LH



An opportunity arises to acquire a well-presented detached country cottage with a pleasant open outlook over farmland.

The property, which is in excellent condition throughout, provides comfortable accommodation over one level. The property benefits from a shaker design kitchen, delightful shower room, attractive internal woodwork, bright décor, uPVC double glazing and oil-fired central heating. Set amidst its own area of well-maintained, country garden grounds.

**PORCH, HALLWAY, LOUNGE, CONSERVATORY,
'DINING' KITCHEN, UTILITY ROOM, SHOWER ROOM,
2 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £170,000 are invited



Property Agents

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a rural location on the fringe of the ever popular village of Leswalt, "Mid Dinduff Cottage" is a most pleasant detached residence which provides comfortable accommodation over one level.

From the property there are delightful views over the garden ground to the surrounding countryside beyond.

The cottage is of traditional construction under a tiled/felt roof and benefits from a splendid shaker design kitchen, delightful shower room, attractive internal woodwork, bright décor, oil-fired central heating and uPVC double glazing.

The cottage is set amidst its own area of well – maintained, country garden grounds.

Local amenities available within the village of Leswalt include a general store, church, and primary school 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 3 miles distant.

The delightful coastal village of Portpatrick is also within easy reach with its range of restaurants, craft shops, lovely promenade and harbour. There is access to Wig Bay sailing club and excellent golfing facilities only a few minutes drive away.

PORCH:

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

HALLWAY:

The hallway provides access to almost all of the accommodation.



LOUNGE:

A most spacious lounge with sliding patio doors leading to a conservatory. CH radiator and TV point.



CONSERVATORY:

A conservatory to the front overlooking garden ground to the countryside beyond. French doors leading to a paved patio.



'DINING' KITCHEN:

The kitchen is fitted with a range of shaker design floor and wall mounted units with Corian worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood and built-in double oven. Larder cupboard and CH radiator.



[Further kitchen image](#)



UTILITY ROOM:

Fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink.



SHOWER ROOM:

The shower room has been fitted with a WHB and WC in white. There is a large shower cubicle with an electric shower and vinyl wall panelling. CH radiator.



BEDROOM 1:

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



BEDROOM 2:

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



GARAGE:

A detached garage to the rear.

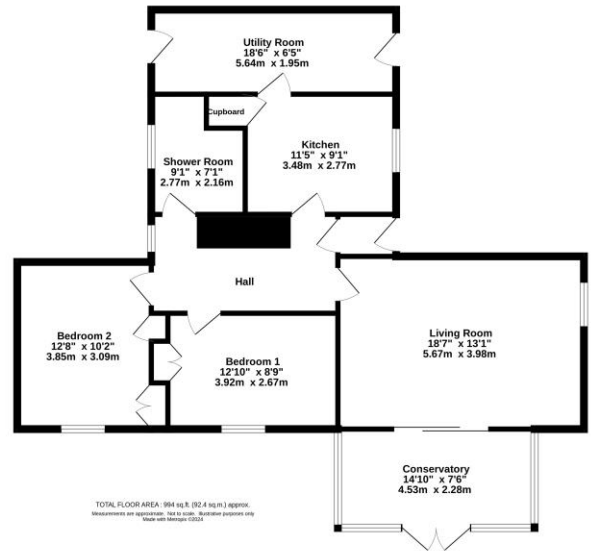


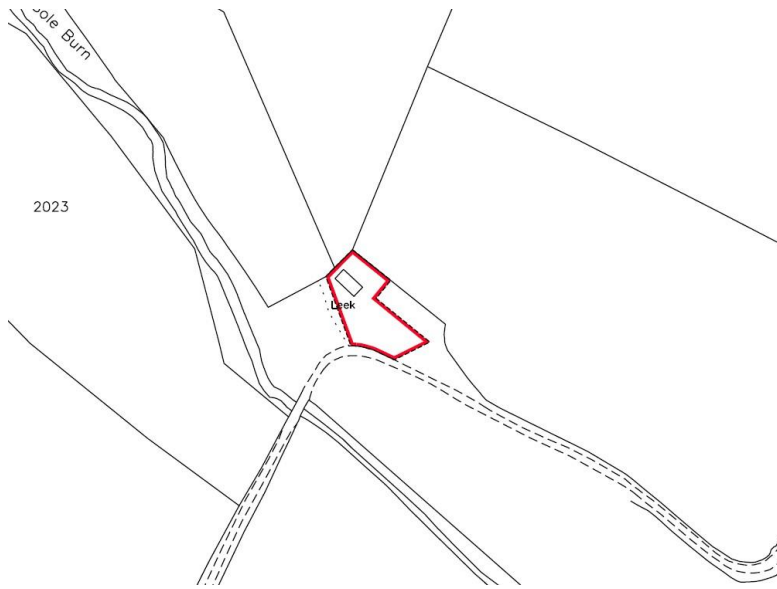
GARDEN:

The property is set within its own area of terraced garden ground comprising lawns, gravel pathways, mature shrubs, mature trees and planting borders. There is a metal garden shed and greenhouse.



Ground Floor
994 sq.ft. (92.4 sq.m.) approx.





ENTRY: Negotiable

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

DETAILS PREPARED: 07/03/2024

COUNCIL TAX: Band 'C'

SERVICES:

Mains electricity, water, and drainage to a septic tank.
Oil 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.

Tel: (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.