

FOR SALE

2 MACHERMORE COTTAGE, GLENLUCE, DG8 0LD



An opportunity arises to acquire a delightful, semi-detached cottage occupying a tranquil, rural location with wonderful views over open farmland. In immaculate condition throughout having recently undergone a full programme of renovation to the very highest of standards, to include a splendid shaker style 'dining' kitchen, delightful bathroom, en-suite master bedroom, woodburning stove, new internal plaster work, new internal woodwork, most tasteful décor throughout, full rewire, new oil-fired central heating and new uPVC double glazing. There is the added benefit of a detached garden room/home office, used to house a hard-shell hot tub. Set amidst its own fully landscaped garden grounds, with ample off-road parking.

**ENTRANCE PORCH, 'DINING' KITCHEN, LOUNGE,
BATHROOM, 3 BEDROOMS (1 EN-SUITE), GARDEN
ROOM, GARDEN, OFF ROAD PARKING**

PRICE: Offers over £195,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147

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www.swpc.co.uk



DESCRIPTION:

Occupying a rural location approx 3 miles from the Wigtownshire village of Glenluce and having a delightful outlook over the surrounding countryside, this is an immaculately presented, semi-detached cottage which has undergone a full programme of renovation to the very highest of standards.

The property is of traditional construction under a tile/new felt roof and benefits from a splendid shaker style 'dining' kitchen, delightful bathroom, en-suite master bedroom, tasteful décor throughout, new internal plasterwork, new internal woodwork, woodburning stove, full rewire, new oil-fired central heating and new uPVC double glazing.

Set amidst its own fully landscaped garden ground with ample off-road and the added benefit of a detached garden room/home office.

The village of Glenluce provides local amenities including primary school, church, general store, public house, and general practice healthcare, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in the town of Stranraer, some 13 miles to the west.

Other attractions in and around the area include the delightful sandy beaches of Luce Bay, first class golfing facilities and a range of outdoor activities.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door. Ceramic wall tiles to half wall height. The Worcester oil fired central heating boiler is located here.

'DINING' KITCHEN:

The kitchen is fitted with a full range of shaker design floor and wall mounted units with woodgrain style worktops incorporating a Belfast sink with mixer. There is a range style cooker, extractor hood, integrated dishwasher and integrated automatic washing machine and drier. Quarry tiled flooring, recessed lighting and vertical CH radiator.



[Further kitchen image](#)



LOUNGE:

A spacious main lounge to the front taking in views over the surrounding countryside. There is a fireplace housing a woodburning stove, quarry tiled flooring, CH radiators and TV point.



[Further lounge image](#)



[Further bedroom 1 image](#)



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with an electric shower. Quarry tiled flooring, vinyl wall panelling and heated towel rail.



EN-SUITE:

The en-suite is fitted with a WHB, WC and large shower cubicle with a mains shower. Quarry tiled flooring, vinyl wall panelling, recessed lighting and heated towel rail.



BEDROOM 1:

A bedroom to the side with French doors leading to a patio. Quarry tiled flooring, recessed lighting, TV point and CH radiator.



BEDROOM 2:

A bedroom to the front with quarry tiled flooring and CH radiator.



[Further bedroom 2 image](#)



BEDROOM 3:

A bedroom to the rear with quarry tiled flooring and CH radiator.



GARDEN ROOM/HOME OFFICE:

A purpose-built, detached building ideally suited as a garden room, home office or large garage. It is currently used to house a hard-shell hot tub. Sliding patio doors to the front, Velux skylights, power and light. There is a storeroom to the rear with and electric heater, power and light.



[Further garden room image](#)



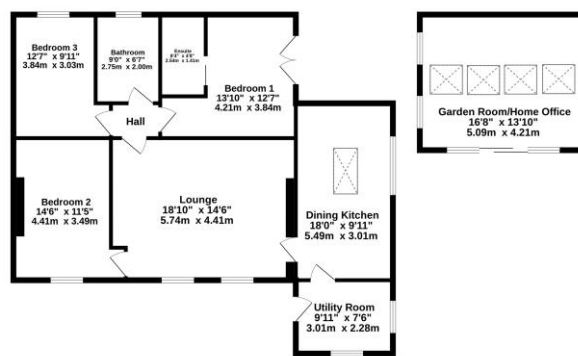
GARDEN:

The property is set amidst its own area of fully landscaped garden ground. To the front of the property there is a raised patio with stainless steel and wire railings. From the patio there are magnificent views over open farmland. The ground around the property has mainly been laid out to gravel for off road parking and ease of maintenance. There is a further paved patio to the rear. There is a further area of enclosed garden ground located on the other side of the road from the property. This area of garden ground is comprised of a further paved patio, lawn and mature shrub borders.





Ground Floor
1250 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) approx.
Measurements are approximate. Not to scale. Intended for guidance only.
Made with MetreX CAD2



ENTRY: Negotiable

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

DETAILS PREPARED: 15/05/2024

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, blinds, cooker and integrated kitchen appliances are included in the sale price. Some other furnishings are available by separate negotiation.

SERVICES:

Mains electricity, mains water, drainage is to a septic tank. LPG for cooking & oil tank for central heating. Starlink high speed internet. EPC = D

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.