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**Offers Over £310,000 are invited**

**'Tigh Na Mara'**  
Harbour Road  
Drummore  
DG9 9QF



Occupying an elevated position with outstanding views over Drummore harbour and across Luce Bay, this is a most spacious, detached bungalow providing generous accommodation over two levels. The property benefits from a splendid conservatory, 'dining' kitchen, en-suite master bedroom with dressing room, sun lounge to the rear, woodburning stove, oil fired central heating and uPVC double glazing. Set amidst its own area of fully landscaped, easily maintained garden ground with ample off road parking and access to beach from end of drive.

**SUN LOUNGE, OPEN PLAN KITCHEN/BREAKFAST ROOM, DINING ROOM, LOUNGE, CONSERVATORY, STUDY/5TH BEDROOM, BATHROOM, UTILITY ROOM, UPPER LOUNGE, 5 BEDROOMS (MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE), WC, GARDEN**



Located just off the harbour in Scotland's most southerly village, "Tigh Na Mara", occupies an elevated position and enjoys outstanding views over the harbour, and sandy beach, to Luce Bay and beyond.

This generously proportioned property is of timber frame construction under a tile roof and benefits from an open plan kitchen/breakfast room, splendid conservatory to the front, sun lounge to the rear, master bedroom with en-suite & dressing room, woodburning stove, oil fired central heating and uPVC double glazing.

This property is well-presented throughout and has the added benefit of ample storage space.

"Tigh Na Mara", is set amidst its own fully landscaped and easily maintained garden ground with ample off-road parking.

For those in search of a village retreat with wonderful sea views, viewing is to be thoroughly recommended. Local amenities are to be found in the village of Drummore on the shores of Luce Bay and include general store / post office, hotel and two pubs, primary school, church, bowling green 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.

**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



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## ACCOMODATION

### Sun Room

The property is accessed by way of a uPVC porch door. From the sun room there is a view across Luce Bay.

### Lounge

A spacious main lounge to the front overlooking garden ground to the harbour beyond. There is an attractive wooden fire surround housing a woodburning stove.

### Dining Room

A further reception room to the side with French doors leading to the conservatory.

### Conservatory

A splendid conservatory to the front overlooking the harbour. French doors leading to the front garden.

### Kitchen/Breakfast Room

The kitchen is fitted with a range of floor and wall mounted units in cream with granite style worktops incorporating a sink with mixer. The range style cooker, a dishwasher and the fridge freezer are included in the sale price.

### Utility Room

A useful utility room with a Belfast sink, an automatic washing machine, tumble dryer and undercounter fridge which are included in the sale price.

### Study/5th Bedroom

A bedroom to the rear currently used as a study. Built-in wardrobe.





#### Bedroom 1

A bedroom to the front overlooking garden ground to the harbour beyond.

#### Dressing Room

The dressing room is fitted with built-in wardrobes with mirror fronted doors.

#### En—Suite

The ensuite is fitted with a WHB, WC/Bidet and corner shower cubicle with a mains shower.

#### Family Bathroom

The tiled bathroom is fitted with a corner shower cubicle and 3 - piece suite comprising a WHB, WC and bath.

#### Bedroom 2

A further bedroom to the rear with built-in wardrobe.

#### Upper Lounge

A large open space on the first floor that is currently used as an upper lounge.

#### Bedroom 3

Bedroom Located off the upper lounge with Velux window to the front.

#### Bedroom 4

A further bedroom to the side with a view to Luce Bay. Velux window to the front.

#### WC

Comprising a WHB and WC. Velux window to the front.

#### Garden

Generous, fully landscaped, and enclosed garden (mainly lawn) with concrete paths and some gravel. Large driveway for multiple vehicles. Sectioned off oil tank.



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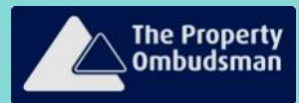
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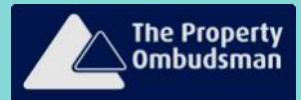






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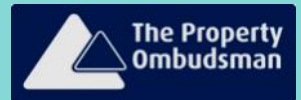
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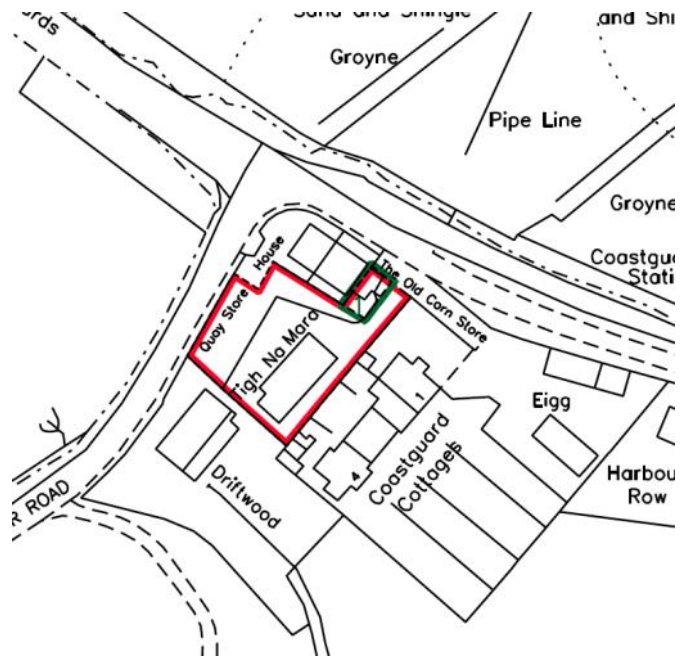




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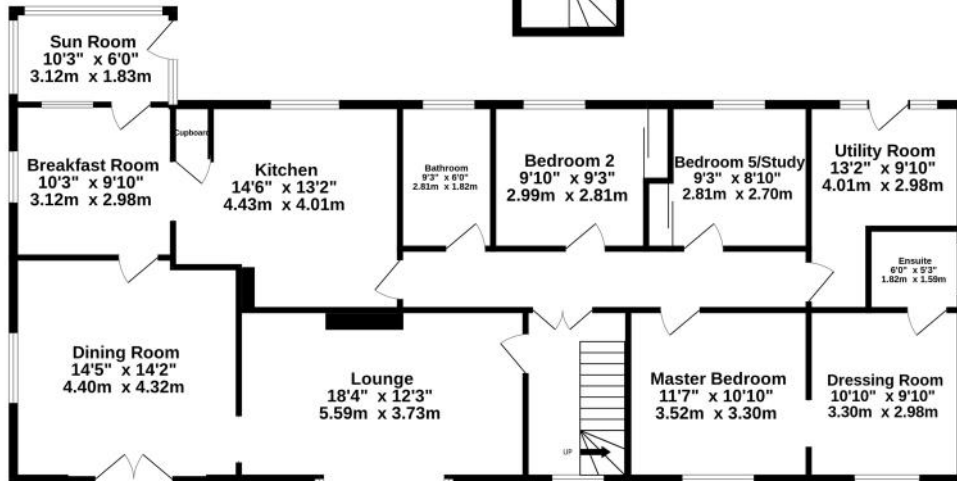
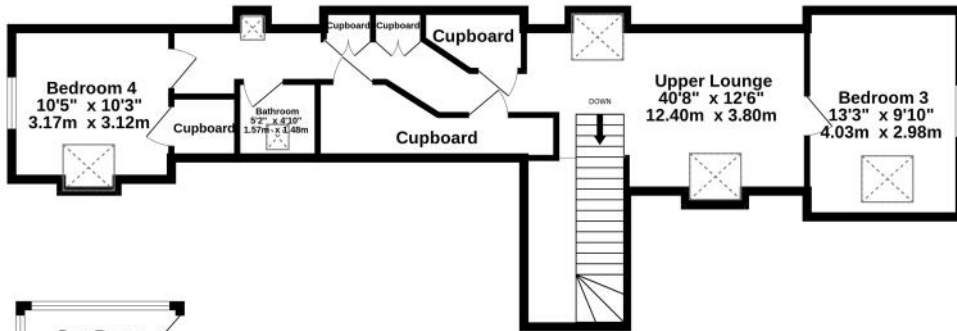


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1st Floor  
689 sq.ft. (64.0 sq.m.) approx.



Ground Floor  
1643 sq.ft. (152.6 sq.m.) approx.

TOTAL FLOOR AREA : 2332 sq.ft. (216.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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**NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings, blinds throughout, log store and garden shed.

**COUNCIL TAX**

Band - E

**EPC RATING**

D

**SERVICES**

Mains electricity, water & drainage. Oil fired central heating. Woodburning stove.

**VIEWING ARRANGEMENTS**

Through the selling agents, South West Property Centre Limited at their Stranraer office.  
01776 706147

**OFFERS**

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.