

FOR SALE

**'BUMBLEBEE COTTAGE'
STONEKIRK, DG9 9DH**



An opportunity has arisen to acquire a very well-presented, mid-terrace residence occupying a pleasant and central position within the Wigtownshire village of Stoneykirk. The property has been refurbished to a high standard and provides tasteful and comfortable accommodation over two floors. In excellent condition throughout, the property benefits from a shaker design kitchen, delightful bathroom, new fitted flooring, uPVC double glazing and oil-fired central heating. here are views over farmland to the rear. Enclosed garden ground to the rear.

**ENTRANCE PORCH, LOUNGE / DINING ROOM,
KITCHEN, INNER HALLWAY, BATHROOM,
2 BEDROOMS, GARDEN**

PRICE: Offers over £95,000 are invited



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

An opportunity arises to acquire a refurbished, mid-terraced residence within the pleasant Wigtownshire village of Stoneykirk, located approximately 5 miles from the town of Stranraer.

The property, (originally an old school) is of traditional construction finished in render under a slate/felt roof and provides comfortable accommodation over two levels.

In excellent condition throughout, the property benefits from a shaker design kitchen, delightful bathroom, attractive internal finishings, new fitted flooring, uPVC double glazing and oil-fired central heating.

The property has its own area of enclosed, fully landscaped garden ground to the rear.

It is situated adjacent to other private residences of varying design with an outlook to the front over the village and to the rear over garden ground and farmland beyond.

Local amenities include a hotel, garage and village hall with further amenities to be found in the nearby village of Sandhead, which include primary school, general store, general practice healthcare, church, and hotel.

All major amenities are located in and around the town centre in Stranraer and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

There is access to a range of outdoor pursuits in the area such as sailing, walking and splendid golf courses. Superb sandy beaches are also located within a couple of miles.

ENTRANCE PORCH: (1.6m – 1.4m)

The property is accessed by way of a uPVC storm door. Built-in cupboard housing the electric fuseboard/meter. Glazed interior door to the lounge.

LOUNGE / DINING ROOM:

(5.5m at the longest & 5.5m at the widest)

The main reception room is laid out in an open plan basis and incorporates the lounge, dining room and direct access to the stairs. There are two CH radiators, understairs cupboard, and TV point.



[Further lounge images](#)



INNER HALLWAY:

The inner hallway provides access to the bathroom and kitchen.



KITCHEN: (3m – 2.3m)

The modern kitchen has been fitted with a range of floor and wall mounted units in a shaker design with wood grain style work surfaces incorporating a stainless-steel sink with mixer. There is a four-ring electric hob, cooker hood, built in oven, fridge/freezer, plumbing for an automatic washing machine, tiled splash backs, extractor fan, and CH radiator. The Worcester Heatslave 15/19 oil fired boiler is to be found in the kitchen.

Kitchen images



BATHROOM: (2.1m – 2m)

The bathroom has been fitted with a three-piece suite comprising WC, WHB and Bath in white. There is a mains shower within the fully tiled bath area with shower screen. Heated towel rail, partial wall tiling and extractor fan.



LANDING:

The landing provides access to the bedroom accommodation. Large built-in cupboard and Velux to the rear.

Landing image



BEDROOM 1: (5.5m – 3.5m at the widest)
The bedroom to the rear with CH radiator.

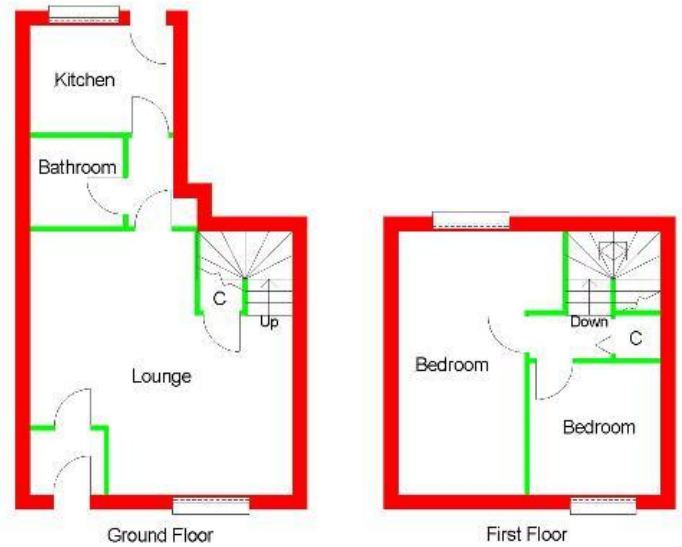


BEDROOM 2:

A bedroom to the front with CH radiator.



Bumblebee Cottage, Stoneykirk



Sketch plan for illustrative purposes only

GARDEN:

The fully enclosed garden ground is situated to the rear and comprises a paved patio, gravel border and new timber fencing. From the rear garden there are views over open farmland. Garden shed and Oil tank.



ENTRY: Negotiable

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

DETAILS PREPARED: 03/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, integrated kitchen appliances, fridge/freezer and garden shed are included in the sale price.

SERVICES:

Mains electricity, drainage, and water. Oil fired CH. EPC = C

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.