

**FOR SALE**

## "DAIRYMAN'S COTTAGE" LESWALT, DG9 0LT



An opportunity arises to acquire a charming, semi - detached country cottage occupying a delightful rural location. From the property there are magnificent views over surrounding farmland. The property provides comfortable accommodation over one level and benefits from new air source central heating with solar panels, beech design kitchen, new internal woodwork, wood burning stoves and uPVC double glazing. It is set within its own generous area of garden ground with the added benefit of off-road parking.

**SUN PORCH, HALLWAY, LOUNGE, KITCHEN, SITTING ROOM/3<sup>RD</sup> BEDROOM, BATHROOM, 2 BEDROOMS, GARAGE, GARDEN**

**PRICE: Offers over £140,000 are invited**



Property Agents

Free pre – sale valuation

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Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

An opportunity arises to acquire a semi - detached country cottage occupying a rural location with wonderful views over surrounding farmland. The cottage benefits from a new air source central heating system with solar panels, beech design kitchen, new internal woodwork, wood burning stoves and uPVC double glazing.

Of traditional construction under a tile roof, the property provides comfortable accommodation over one level.

Set within its own generous area of easily maintained garden ground with ample off-road parking.

The property is situated some 3 miles from the town of Stranraer and 3 miles from the village of Leswalt where local amenities will include general store, church, and primary school. Other amenities within easy reach include Wig Bay Sailing Club and Creachmore Golf Course. The ever-popular coastal village of Portpatrick is also located only a short drive distant.

All major amenities are to be found in Stranraer itself and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

## KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is an electric cooker, automatic washing machine and tumble drier.



## BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.



## SUN PORCH:

A sun porch to the rear overlooking the garden. Accessed by way of a uPVC storm door.

## HALLWAY:

The hallway provides access to the kitchen, bathroom and lounge.

## LOUNGE:

A main lounge to the front with a wood burning stove. CH radiator and TV point.



## SITTING ROOM/3<sup>RD</sup> BEDROOM:

A further reception room to the front with a wood burning stove. Wall lights and CH radiator.



### BEDROOM 1:

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



### BEDROOM 2:

A further bedroom to the rear with built-in cupboard, built-in boiler cupboard and CH radiator.



### GARAGE:

A detached wooden garage to the side.

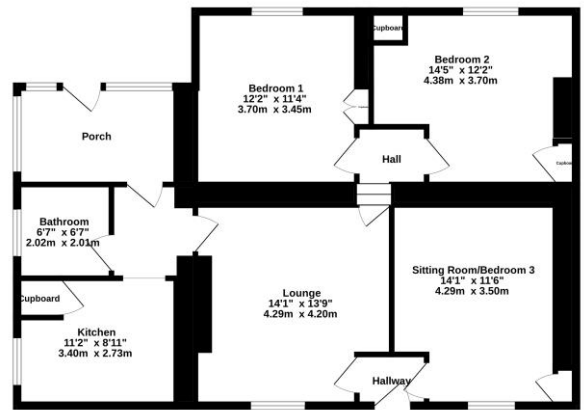


### GARDEN:

The property is set within its own generous area of garden ground which is comprised of a gravel border to the front. There is multi-vehicle off-road parking to the side. The rear garden is mainly laid out to lawn, there is timber decking and a wooden shed.



Ground Floor  
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.  
Measurements are approximate. See site plan. Not for construction purposes only.  
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ENTRY: Negotiable

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

DETAILS PREPARED: 29/08/2024

COUNCIL TAX: 'B'

**SERVICES:**

Mains electricity, mains water, drainage 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](http://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.