

**FOR SALE**

**"KILCROCHIE"  
DAMNAGLAUR,  
DRUMMORE, DG9 9QN**



An opportunity arises to acquire a semi-detached country cottage occupying an elevated location a mile from Scotland's most southerly village. From the property there are wonderful open views taking in the surrounding farmland to Luce Bay beyond. The property benefits from an oak kitchen, delightful shower room, bright upper lounge, gas fired central heating and uPVC double glazing. Set within its own area of well-maintained garden ground with ample off-road parking.

**SUN LOUNGE, KITCHEN, LOUNGE,  
SHOWER ROOM, UTILITY PORCH,  
UPPER LOUNGE, 2 BEDROOMS, WC,  
LARGE GARAGE, GARDEN**

**PRICE: Offers over £125,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
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## DESCRIPTION:

Occupying an elevated position and situated above Scotland's most southerly village of Drummore, this is a semi-detached cottage from which there are superb views over open farmland to the waters of Luce Bay beyond.

Of traditional construction under a tile and felt roof, the property is in excellent condition throughout and benefits from a sun lounge, bright upper lounge, oak kitchen, delightful shower room, gas fired central heating and uPVC double glazing (except utility porch).

To the rear of the property there is a well-maintained, raised area of garden ground with ample space to the side for off road parking. It is situated adjacent to other residential properties of varying design within the small hamlet of Damnaglair approximately one mile from the village of Drummore.

The village of Drummore, which is located some 18 miles south of the town of Stranraer, provides local amenities including healthcare, general store/post office, garage, public houses and primary school. All major amenities are located in Stranraer itself and include supermarkets, hospital, indoor leisure pool complex and secondary school.

The area itself is one of natural beauty and benefits from a mild climate due to its location within the course of the Gulf Stream. There are several outdoor pursuits available within easy reach including walking, fishing, sailing and access to a range of golf courses in and around the area.

There is a town centre and secondary school transport service available from the village.

## SUN LOUNGE:

The sun lounge is accessed by way of a uPVC storm door to the rear. CH radiator.



## KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units in oak with glazed display cabinets and cream worktops incorporating a stainless-steel sink. There is a 4-ring gas hob, cooker extractor hood, tiled splash backs, plumbing for an automatic washing and plumbing for a dishwasher.



## SHOWER ROOM: (7ft – 5ft 2in)

The shower room is fitted with a white suite comprising WHB, WC and vinyl panelled shower cubicle with a mains shower. Heated towel rail.



## BEDROOM 2:

A single bedroom located on the ground floor. CH radiator.



### LOUNGE:

A comfortable main lounge with windows to both the front and rear. There is Fyfe stone fireplace with a tile hearth housing a coal effect gas fire, two CH radiators, shelved recess, TV/satellite point, spiral staircase to the upper floor and partition doors to divide the room.



### UTILITY PORCH:

A most useful porch to the front of the property.



### UPPER LOUNGE:

The upper lounge is laid out in an open plan basis with the main bedroom. There are wonderful open views over the surrounding farmland and beyond to the waters of Luce Bay. Partial pine wall panelling and CH radiator.



View from upper lounge



**BEDROOM 1:**  
A main bedroom with Velux window to the front. Built-in wardrobe and CH radiator.



**WC:**  
Fitted with a WHB and WC. Vinyl wall panelling and built-in storage.



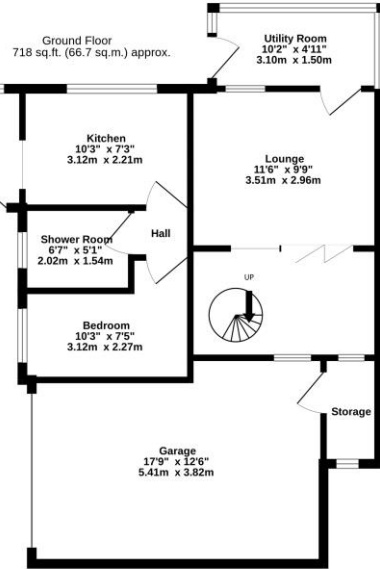
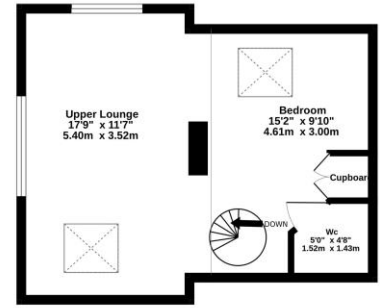
**GARAGE:**  
A large garage to the rear of the property with an up and over door, power and light. There is a storage room to the rear.

**GARDEN:**  
The property is set within its own area of well-maintained garden ground. To the side there is a gravel driveway with ample off-road parking for at least two cars. The main area of garden ground is to the rear and comprises areas of lawn, screen hedging, pathways and mature planting borders. There is a potting shed and garden shed.





1st Floor  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 26/07/2024

**COUNCIL TAX:** Band 'B'

**GENERAL:**

All fitted flooring, integrated kitchen appliances, automatic washing machine, dishwasher, fridge/freezer, tabletop oven, garden shed and potting shed are included in the sale price.

**SERVICES:**

Mains electricity and water. Drainage to a septic tank. Gas tank. EPC = G

**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.