

FOR SALE

**"CRAIGOCH COTTAGE"
LAGGANMORE, PORTPATRICK,
DG9 9AB**



An opportunity to acquire an idyllic country cottage from which there are wonderful views over garden ground to farmland beyond. Located only a short drive from the charming harbour village of Portpatrick. The property benefits from an oak design kitchen, delightful bathroom, the installation of wood burning stoves, electric central heating and uPVC double glazing. Set amidst its own generous area of garden ground with the added benefit of a detached double garage.

**ENTRANCE VESTIBULE, W.C., HALLWAY,
DINING ROOM, SUN LOUNGE, KITCHEN, UTILITY ROOM,
LOUNGE, 3 BEDROOMS, BATHROOM,
DOUBLE GARAGE, GARDEN**

Offers over £255,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Craigoch Cottage represents an opportunity to acquire a country cottage. The property is located in a tranquil rural location with views over garden ground to farmland beyond.

Of traditional construction under a tile and felt roof, the property benefits from an oak design kitchen, delightful bathroom, wood burning stoves, electric central heating and uPVC double glazing.

The property is set amidst its own generous area of garden ground with the added benefit of a detached double garage and ample off-road parking.

The property is located but a short distance from the picturesque conservation village of Portpatrick with its many attractions to include a range of excellent Restaurants. Interest in this property is expected to be high so early viewing is recommended to avoid disappointment.

VESTIBULE:

The property is accessed by way of a uPVC storm door.

WC:

Fitted with WHB and WC in white.



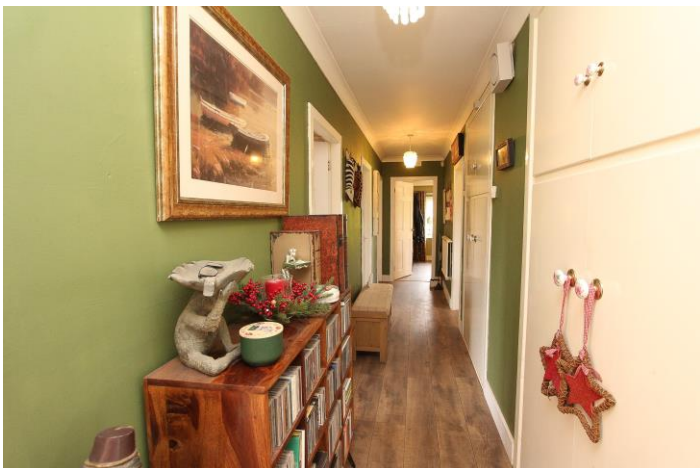
DINING ROOM:

Spacious public room with views to two elevations over the gardens and neighbouring farmland. Feature fireplace with a double-sided wood burning stove.



HALL:

Providing access to the remaining accommodation. Built-in cupboards.



SUN LOUNGE:

A spacious sun lounge to the rear of the property with open outlook over garden ground to neighbouring farmland beyond. Feature fireplace wall with double sided wood burning stove.



KITCHEN:

The kitchen is fitted with a range of oak design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a range style cooker and extractor hood.



UTILITY ROOM:

Useful additional space with plumbing for an automatic washing machine.

LOUNGE:

Further generously proportioned room with windows to front and rear maximising the natural light and providing views over the garden and the open farmland. There is a fireplace housing a wood burning stove. TV point.



[Further lounge images](#)



BEDROOM 1:
Generously proportioned double bedroom with a range of wardrobes.



BEDROOM 2:
A bedroom to the rear.



BEDROOM 3:
A further bedroom to the rear with TV point.



BATHROOM:
Pleasing bathroom with modern white suite. Shower over bath. Glazed shower screen. Part ceramic tiling (to ceiling height around the bath and shower). Wall mirror. Sunken spotlights.

[Bathroom image](#)



DOUBLE GARAGE:

A detached double garage with twin doors to the front. Power and light.

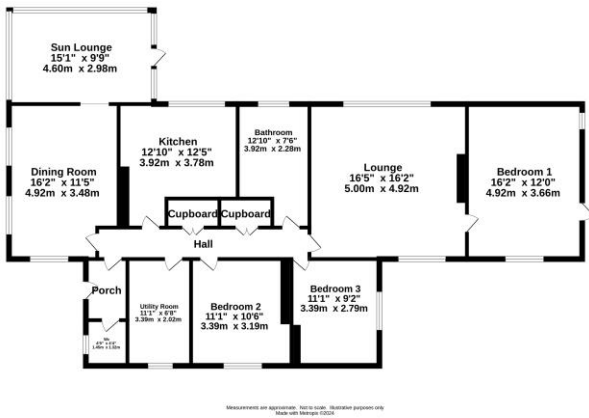


GARDENS:

The property is set amidst its own generous area of garden ground which has mainly been laid out to lawn. There is a barbeque area located beside a stream.



Ground Floor



SERVICES:

Mains electricity. Private water supply and drainage to a septic tank. EPC = G

GENERAL: Fitted flooring, light fittings, cooker and tumble drier are included in the sale.

COUNCIL TAX: Band "E"

ENTRY: By negotiation.

VIEWINGS:

Strictly by appointment only through SWPC

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

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.