

FOR SALE

"ALLANDOO COTTAGE" LESWALT, DG9 0LT



An opportunity to acquire a charming, detached, country cottage occupying delightful elevated rural location. From the property there are magnificent views over the surrounding countryside. The property has undergone a programme of modernisation in past times to include, a beech style kitchen, delightful bathroom, internal plasterwork, rewire, the addition of a conservatory, uPVC double glazing, and oil-fired central heating (new boiler installed July 21). Set within its own area of easily maintained garden ground with spacious garage/workshop.

**ENTRANCE PORCH, HALLWAY, LOUNGE, KITCHEN,
BATHROOM, CONSERVATORY, 2 BEDROOMS, GARDEN,
GARAGE/WORKSHOP**

PRICE: Offers over £160,000 are invited



Property Agents

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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 detached country cottage occupying an elevated rural position with wonderful open views over the surrounding farmland. In past times a previous owner renovated the cottage to include a beech style kitchen, modern bathroom suite, new internal plaster work, new internal woodwork, rewire, added a conservatory, and built a spacious, detached garage/workshop.

Of traditional construction under a tile roof the property also benefits from uPVC double glazing and oil-fired central heating (new boiler installed July 2021).

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.

Seldom does the opportunity arise to acquire such a delightful cottage with such wonderful open views and early viewing is therefore to be thoroughly recommended.

[Further conservatory image](#)



KITCHEN: (Approx 1.8m – 3.77m)

The kitchen has been fitted with a range of beech design floor and wall mounted units with worktops incorporating a stainless-steel sink with mixer. There is a four-ring ceramic hob, built in oven, and cooker extractor hood. Plumbing for an automatic washing machine. Laminate flooring and cottage style door to the hallway.



CONSERVATORY: (Approx 6.6m – 3.1m)

This is a delightful conservatory to the front of the property with wonderful open views over surrounding farmland. The conservatory provides access to the property by way of French doors to the front. Laminate flooring, two CH radiators, TV/satellite point and access doors to the kitchen and lounge.

BATHROOM: (Approx 1.6m – 2.7m)

The fully tiled bathroom is fitted with a three-piece suite in white comprising, WHB, WC and Bath. There is a mixer tap with shower head in place over the bath. CH radiator and extractor.



LOUNGE: (Approx 4m – 3.77)

A comfortable main lounge with access to the conservatory and window to the rear. There is a carved wood fire surround with cast iron insert and tiled hearth housing a wood-burning stove. Laminate flooring, CH radiator, TV/satellite point and telephone point.



HALLWAY:

From the sitting room the hallway provides access to bedroom accommodation. Two windows to the front, built-in cupboard, laminate flooring, and CH radiator.



BEDROOM 2: (Approx 3.4m – 2.7m)

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



BEDROOM 1: (Approx 3.6m – 3.m at the deepest)

A main bedroom to the front. Two built-in wardrobes and CH radiator.



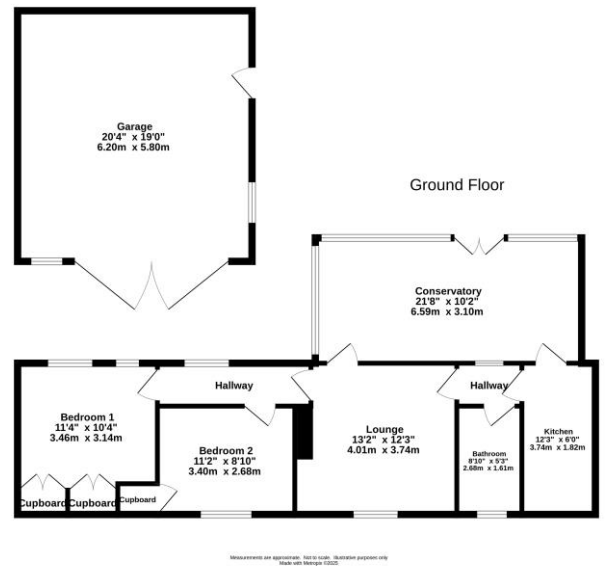
GARAGE: (Approx 5.5m – 6.24m)

A detached garage/workshop to the side of the property. Double doors to the front, windows to the side, service door, power and light.



GARDEN:

The property is set within its own generous area of garden ground which comprises a driveway to the front with parking, gravel driveway to the side leading to the garage and small paved patio off the conservatory. The main garden to the rear has been mainly laid out in lawn with planting borders.



ENTRY: Negotiable

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

DETAILS PREPARED: 15/01/2025

COUNCIL TAX: 'B'.

GENERAL: Blinds, curtains and flooring coverings are to be included in the sale.

SERVICES:

Power and water through a secondary source.
Drainage to a septic tank, located off the property.
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

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**

