

FOR SALE

**'BRIDGE COTTAGE'
DROUGHUIL,
DUNRAGIT, DG9 8QB**



An opportunity has arisen to acquire a most picturesque, extended country cottage from which there are wonderful views over garden grounds. This well-maintained residence benefits from generous accommodation, splendid 'dining' kitchen, spacious bathroom, attractive internal woodwork, uPVC double glazing and gas fired central heating. "Bridge Cottage" is located in a private setting with no immediate neighbours and is set amidst its own mature, country garden grounds with ample off-road parking and the added benefit of an integral double garage.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
UTILITY ROOM, BATHROOM, WC, STUDY,
3 DOUBLE BEDROOMS, PARTIALLY FLOORED LOFT,
DOUBLE GARAGE, GARDEN**

PRICE: Offers over £280,000 are invited



Property Agents

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a most pleasant rural position outwith the village of Dunragit, some 6 miles from the town of Stranraer, "Bridge Cottage" is a delightful, detached country cottage providing well-proportioned family accommodation over one level. From the property there are wonderful views over garden grounds to woodland beyond.

Of traditional construction under a tile roof, the property benefits from a splendid 'dining' kitchen, spacious bathroom, attractive internal woodwork, uPVC double glazing and gas fired central heating.

"Bridge Cottage" is set amidst its own area of mature country garden grounds with ample off-road parking and the added benefit of an integral double garage.

Local amenities include access to an excellent 18-hole golf course at Wigtownshire County, approximately 2 miles distance and easy access to the shores of Luce Bay. General stores, P.O, hotels and general practice healthcare are located within the village of Glenluce, approximately 4 miles distance, while all major amenities are to be found in Stranraer itself including supermarkets, healthcare, indoor leisure pool complex and secondary school.

PORCH:

The property is accessed by way of a uPVC storm door. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all the main accommodation.

LOUNGE:

A most spacious reception room with bay window to the front overlooking garden ground. There is a marble fire surround, wall lights and TV point.



'DINING' KITCHEN:

The kitchen has been fitted with a full range of antique pine, floor and wall mounted units with slate style worktops incorporating an astertite sink with swan neck mixer. There is a gas hob, extractor hood, built-in oven and integrated dishwasher. French doors leading to the garden.



UTILITY ROOM:

Fitted with floor unit incorporating stainless steel sink and plumbing for an automatic washing machine. Built-in cupboard.



BATHROOM:

The bathroom has been fitted with a WHB, WC, bidet and bath. There is a separate vinyl panelled shower cubicle housing an electric shower. Built-in airing cupboard. Heated towel rail.



WC:
Fitted with WC and WHB. Heated towel rail.



[Further bedroom 2 image](#)



BEDROOM 1:
A spacious double aspect, double bedroom to the rear.



BEDROOM 3:
A further double bedroom to the rear.



BEDROOM 2:
A spacious double bedroom to the side with built-in wardrobes.



STUDY:
A most useful study to the rear.



FLOORED ATTIC:

The loft space matches the footprint of the main house, excluding the garage. It has lighting and has been partially floored.

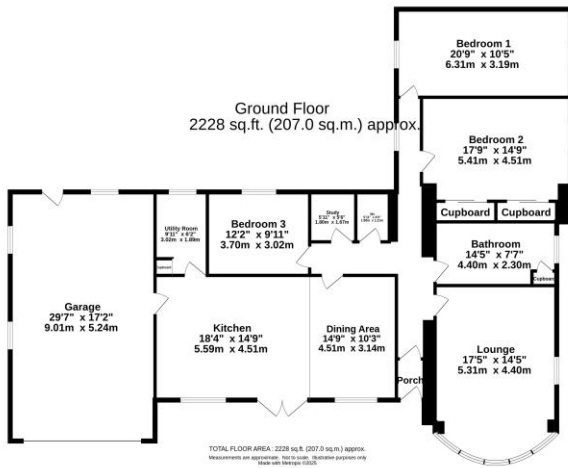
GARAGE:

A spacious integral double garage/workshop with electric door to the front and service door to the rear. The central heating boiler is to be found here. Power, light and water supply.

GARDENS:

The property is set within its own area of mature country gardens comprising areas of lawn, paved patio, shrub borders and feature trees. There is an outlook over farmland to the rear.





ENTRY: Negotiable

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

DETAILS PREPARED: 15/01/2025

COUNCIL TAX: Band 'E'

GENERAL:

All flooring and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity and water. Drainage is to a septic tank. The gas tank fuels the CH and domestic hot water supply. EPC = F

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

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.