



Leffnoll Cottage, Cairnryan

Stranraer DG9 8QU

PRICE: Offers Over – £275,000 are invited

Leffnoll Cottage, Cairnryan

Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling are all located within the town of Stranraer approximately 4 miles distant.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- An extended, detached cottage
- In excellent condition throughout
- Spacious family accommodation over two levels
- Splendid 'dining' kitchen with a full range of integrated appliances
- Most well-appointed bathroom and master bedroom en-suite
- Tasteful decor throughout
- Oil central heating, wood-burning stove and uPVC double glazing
- Garage, workshop and a log store
- Mature garden grounds
- Off-road parking for multiple vehicles



Leffnoll Cottage, Cairnryan

Stranraer

This exceptional extended detached cottage presents a rare opportunity to acquire a beautifully maintained family home, offering spacious accommodation over two levels. Immaculately presented throughout, the property boasts a splendid dining kitchen, fully equipped with an extensive range of integrated appliances, making it the heart of the home for both every-day living and entertaining. The interiors are finished with tasteful decor, complemented by the warmth of oil central heating, a recently installed wood-burning stove, and uPVC double glazing. The accommodation includes a generous master bedroom with a well-appointed en-suite and a spacious dressing room. The property also benefits from family bathroom finished to a high standard. Additional practical features include a garage, a versatile workshop, and a log store, ensuring ample space for hobbies and storage. Every aspect of this home has been thoughtfully designed to deliver comfort, style, and functionality for modern family living.



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Set within mature, landscaped garden grounds extending to just over one third of an acre, the property offers an idyllic outdoor environment. A private driveway leads from the main road to the house and a rear courtyard, providing convenient access and abundant off-road parking for multiple vehicles. The front garden is beautifully bordered by a traditional drystone dyke, featuring lawns interspersed with mature shrubs and established trees, offering both privacy and picturesque garden views. Directly off the kitchen, a paved patio with pergola provides an inviting space for al fresco dining or relaxing with family and friends. This outstanding property effortlessly combines character, comfort, and exceptional outdoor space, making it a truly desirable family residence.



Sun Lounge

The sun lounge is accessed by way of a modern double glazed storm door. Tiled flooring and a glazed interior door to the hallway.

Hallway

The hallway provides access to almost all of the ground floor accommodation and the staircase to the first floor. CH radiators and dado rail.

'Dining' Kitchen

The kitchen has been fitted with a range of contemporary floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood, built-in Neff oven, integrated dishwasher and an integrated fridge-freezer. There are sliding patio doors leading to the garden. Tiled flooring, a TV point and a CH radiator.

Lounge

A spacious double-aspect main lounge featuring a red brick fire surround housing a recently installed wood-burning stove. Two CH radiators and a TV point.

Dining Room

A further reception room to the front featuring an ornate fire surround. There is a built-in cupboard and a CH radiator.

Utility Room

The utility room is fitted with a range of beech design floor and wall-mounted units with marble-style worktops incorporating a stainless steel sink. There is plumbing for an automatic washing machine and under-counter space for a tumble dryer.

WC

Comprising a WHB and WC in white. Ceramic wall tiles and tiled flooring.



Bathroom

The generous bathroom is fitted with a WHB, WC and a bath. There is a corner shower cubicle housing an electric shower. Ceramic tiling to dado rail height, a wall mirror with built-in lighting and a CH radiator.

Bedroom 1

A ground floor master bedroom with an en-suite and a dressing room. Laminate flooring, a TV point and a CH radiator.

En-Suite

A well-proportioned en-suite comprising a WHB, WC and corner shower cubicle with an electric shower. Ceramic tiling to dado rail height, a wall mirror with built-in lighting, tiled flooring and a CH radiator.

Dressing Room

A spacious dressing room with wooden flooring and a range of fitted bedroom furniture, available by separate negotiation. CH radiator.

Study/4th Bedroom

A ground floor study that could also be utilised as a further ground floor bedroom. Built-in storage and a CH radiator.

Landing

The spacious landing is fitted with built-in storage cupboards and display shelving.

Bedroom 2

A double aspect bedroom with built-in storage and a CH radiator.

Bedroom 3

A further double aspect bedroom with a CH radiator.



Garden

The property is set within a large area of mature, landscaped garden ground extending to just over one third of an acre. A driveway from the main road leads to the property and to a rear courtyard from which there is access to the house itself. There is ample space for further car parking and access to the extensive outbuildings. The front garden is bordered by a drystone dyke and comprises mainly lawn with mature shrubs and trees. There is a paved patio with pergola located directly off the kitchen.

OFF STREET

3 Parking Spaces

To the rear of the property, there is a gravel driveway which provides ample room for multi-vehicle parking.

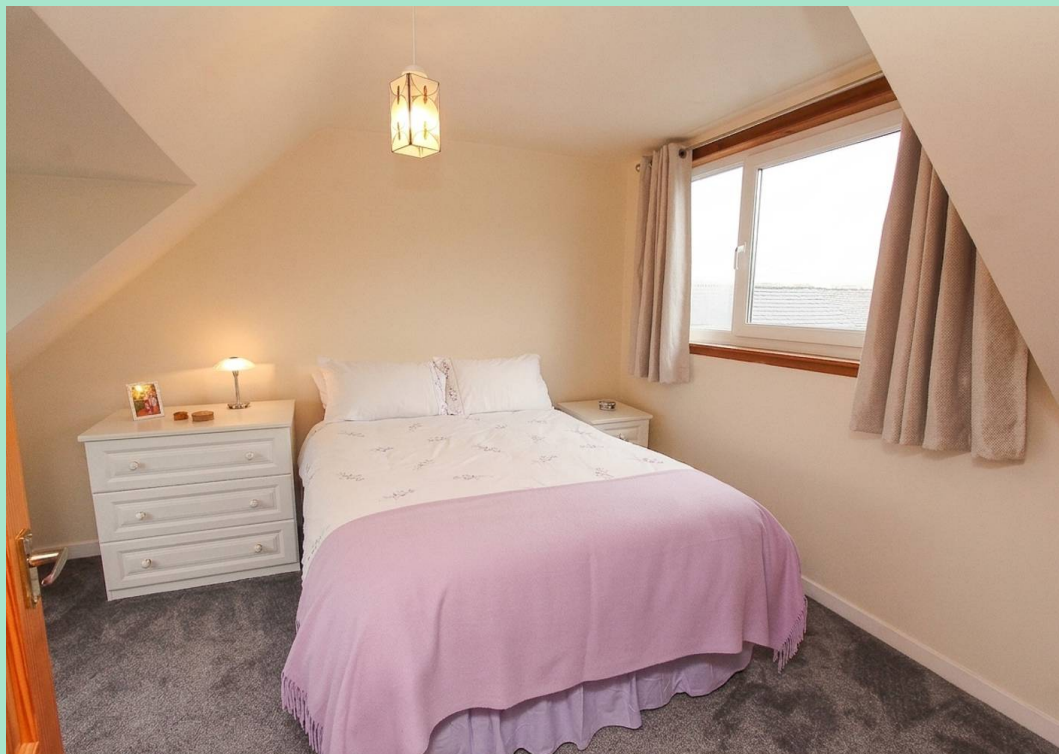
GARAGE

Single Garage

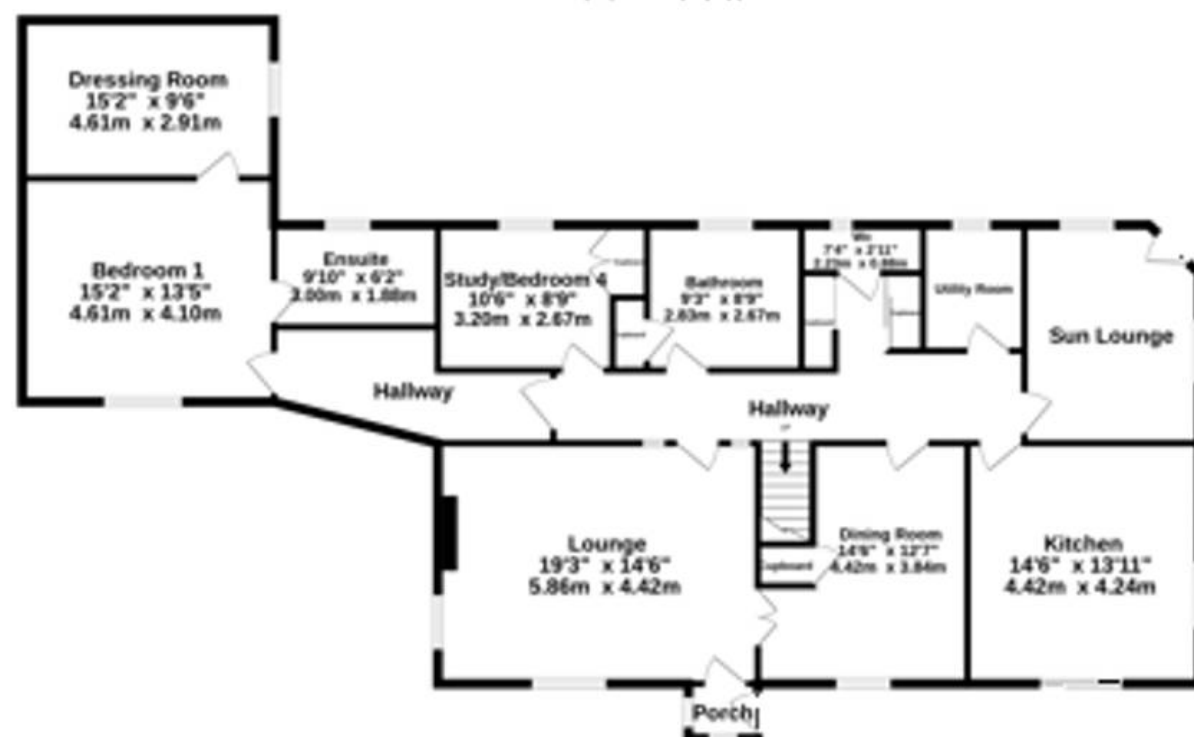
A garage with new double doors to the front.







Ground Floor
1735 sqft (161.2 sq.m.) approx.

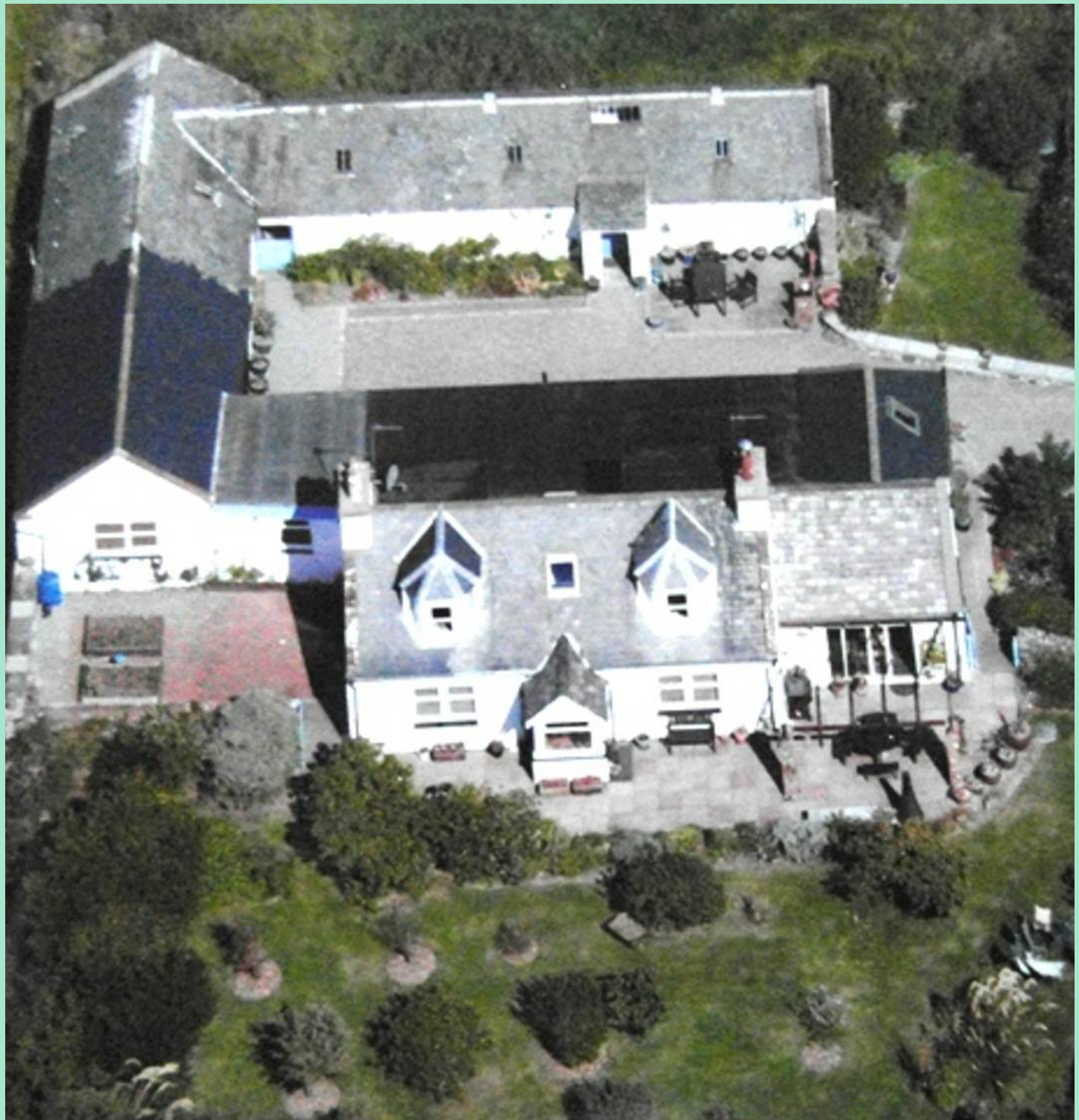


1st Floor
339 sqft (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 2074 sq.ft. (192.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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