



Thistle Cottage, Leswalt

Stranraer, DG9 0LJ

PRICE Offers Over £110,000 are invited.

Thistle Cottage

Leswalt, Stranraer

The village of Leswalt provides local amenities including a general store, church, and primary school. All major amenities such as supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in the town of Stranraer some 3 miles distant. There is a town and school transport service available from the village. There are a number of leisure pursuits available within easy reach of the village, including a splendid 18 hole golf course, Wig Bay sailing club and access to the Loch Ryan shore. Soleburn garden centre is also a short distance away.

Council Tax band: B

EPC Energy Efficiency Rating: F

- Picturesque cottage
- Popular village location
- Fair condition, with scope for modernisation
- New composite entrance doors
- Some new uPVC double glazing
- Modern electric heating
- Easily maintained garden
- Off-road parking



Located on the fringe of a popular village, this picturesque 2-bedroom detached bungalow offers a unique opportunity to embrace countryside living. The property exudes a rustic charm, blending seamlessly into the idyllic surroundings of the village.

With an inviting exterior that boasts new composite entrance doors and some new uPVC double glazing, the property welcomes you into comfortable living that awaits your personal touch. This fair-condition bungalow presents an ideal canvas for those seeking a project, with ample scope for modernisation to create a bespoke living space that reflects your individual style and taste.

Inside, the bungalow features modern electric heating, ensuring a comfortable environment all year round, a functional kitchen waiting to be transformed and a shower room that offers both convenience and functionality.

The easily maintained garden provides a tranquil outdoor space, perfect for relaxation or entertaining guests. The property also offers the convenience of off-road parking, ensuring hassle-free access for both residents and visitors alike. For those looking to explore further afield, the property's proximity to Stranraer offers opportunities for shopping, dining, and entertainment.

In conclusion, this 2-bedroom detached bungalow presents an enticing opportunity for those seeking a tranquil retreat in a sought-after village location. With its charming character and potential for personalisation, this property invites you to create your dream home.



Lounge

A double aspect main lounge with bay window to the side. Display recess, electric radiator and TV point.

Kitchen

The kitchen is fitted with medium oak floor and wall-mounted units with cream worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine.

Utility Room

There is a utility room located off the kitchen.

Shower Room

A vinyl panelled shower room fitted with a WHB, WC and corner shower cubicle.

Bedroom 1

A bedroom to the front with a built-in wardrobe and electric radiator.

Bedroom 2

A bedroom to the side with a built-in wardrobe and electric radiator.

Garden

An area of enclosed and easily maintained garden ground comprised of a lawn, mature shrubs, planting border and gravel patio.

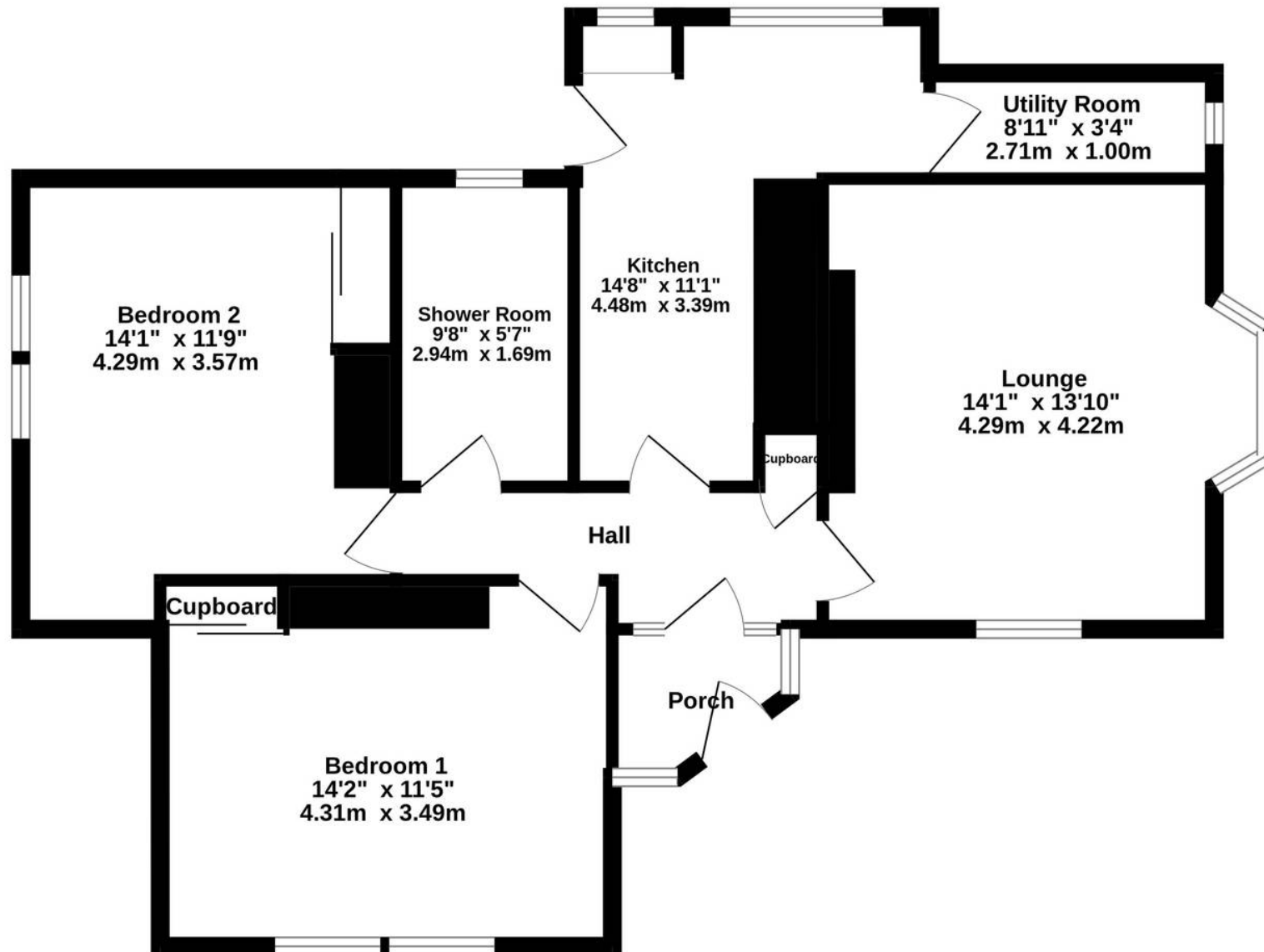
Off street

2 Parking Spaces

A gravel driveway to the side for off-road parking.



Ground Floor
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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