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**Offers Over £90,000 are invited**

**'Kiloran'  
Main Street  
Cairnryan  
DG9 8QX**





An opportunity arises to acquire a detached property in the heart of Cairnryan village, some 5 miles from Stranraer. Outstanding views over Loch Ryan. The property is currently in need of a full program of modernisation within however currently benefits from oil fired central heating and provides spacious and comfortable living accommodation over two levels. The property also benefits from having a generous sized enclosed garden to each side as well as ample off road parking. Potential for an ideal family home.

**HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY, BATHROOM, 4 BEDROOMS, GARDEN, OFF ROAD PARKING**



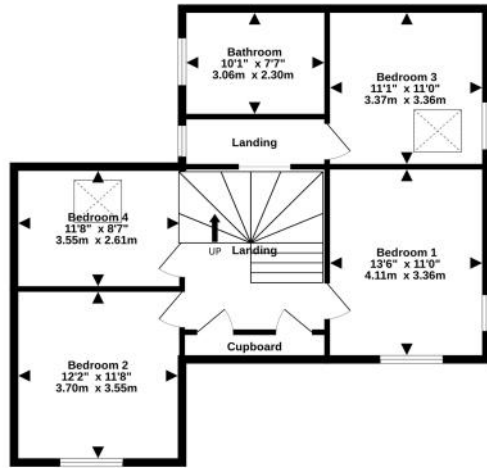
Located in the heart of the Wigtownshire village of Cairnryan on the shores of Loch Ryan, 'Kiloran', is a substantial detached property which provides spacious and comfortable living accommodation over two levels. From the front of the property there are outstanding views over the Loch and sits on an elevated and generous sized plot providing enclosed garden grounds as well as ample off road parking. The property is of traditional construction under a slate roof and is in need of a programme of modernisation throughout. This property would make an ideal family home.

Local amenities within the village include general store, restaurant and hotel while all major amenities are located within the town of Stranraer some 6 miles distant and include supermarkets, primary/secondary schooling, healthcare and indoor leisure pool complex. There is a regular transport service to the town.

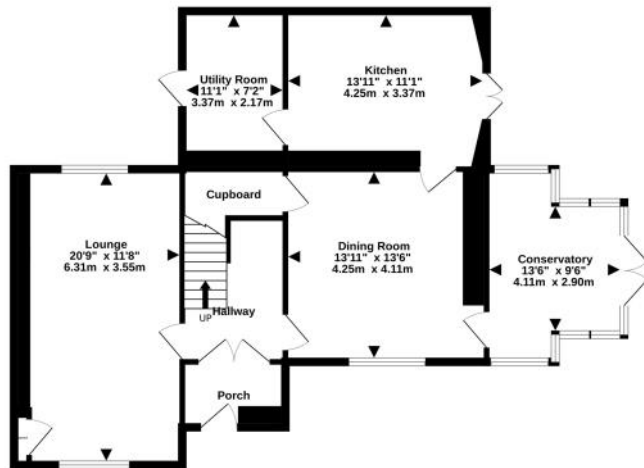
**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of 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.



1st Floor  
759 sq.ft. (70.5 sq.m.) approx.



Ground Floor  
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)

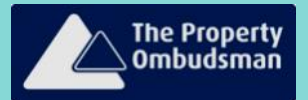






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### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band D

### EPC RATING

E(39)

### SERVICES

Mains electricity, water & drainage. Oil fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.



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