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Price: Offers over £285,000

'Lynvale'
Drummore
DG9 9QA



Standing on an elevated site this stunning house has been thoughtfully designed and set out to take full advantage of the wonderful rural surroundings and the superb view across the village towards Luce Bay.

The house was built in 2005 and is finished to the highest of standards.

A good balance of accommodation is provided comprising: Entrance Vestibule with windows to front and double glazed hardwood front door. There is a timber and glass inner door which affords access to the hall. The Hall provides access off to living room, dining kitchen, 3 bedrooms and bathroom, stairs to upper floor with impressive timber balustrade. There is a built in linen cupboard which houses the under floor heating system. The Living Room is a light and airy principal space with wide bay window to front and two further windows to side. There is an electric fire fitted within a tiled fireplace and hearth with painted timber over mantle. The spacious Dining Kitchen is equipped with an excellent range of cabinets which extend at base and wall mounted levels. Tiled splash backs around worktops. From the kitchen there is a door off to the utility area which in turn has a wooden storm door to the rear. There are base and wall mounted units in the utility room as well as the Worcester oil fired central heating boiler. The Master Bedroom, with window to front, has a fitted wardrobe. There is a door off to the ensuite which has window to the side and is further fitted with a shower stall with mixer shower, wash hand basin and wc. Bedroom 2 has window to rear. Bedroom 3 has window to front. Completing the ground floor accommodation is the family bathroom. This room has window to rear and has fittings which comprise bath with shower over, wash hand basin and wc. There is also a built in cupboard. On the upper floor a wide landing has doors off to two bedrooms and a dressing room as well as two Velux windows to rear. Bedroom 4 is a large double with Velux window to front and rear. There is a dressing room to the front which could be re-purposed as first floor shower room, subject to local authority approval. Bedroom 4 enjoys fabulous outlooks to Luce Bay to the front and farmland to the rear. Study/Bedroom 5 has window to side, from this room there is access to a walk in store from where there is further access into the roof space. The interior of the house is attractively presented and in excellent decorative order. Skirtings, architraves and doors are in timber. Central heating is by oil, underfloor system on the ground floor and radiators on the upper floor. Windows are double glazed in hardwood casements. Garden ground at the front of the house is mainly laid in gravel and paved with some established shrubs. At the rear of the house is a well established garden mainly laid in grass. Garage with light and power approximately 22' x 12'4".

This is a beautiful home in delightful surroundings, an ideal locality for those looking for a change of life style, excellent scenery, clean air and no traffic congestion. Viewing is highly recommended. Stranraer provides secondary and primary schooling, a general hospital, a variety of independent and multiple retailers, leisure centre with swimming pool and a number of hotels and restaurants. At Stranraer Harbour there is a railway station affording connections north to Ayr, Prestwick Airport and Glasgow. There are ferry connections at Cairnryan to Northern Ireland. Wigtownshire is a corner of south west Scotland renowned for its wonderfully contrasting and unspoiled scenery and particularly mild climate throughout the year. Attractions in the area include the Mull of Galloway, Scotland's most southerly point; the Southern Upland Way; excellent golf courses; Logan Botanic Garden; Galloway Forest Park.



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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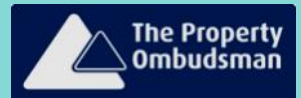
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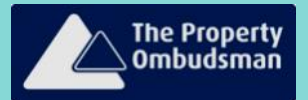
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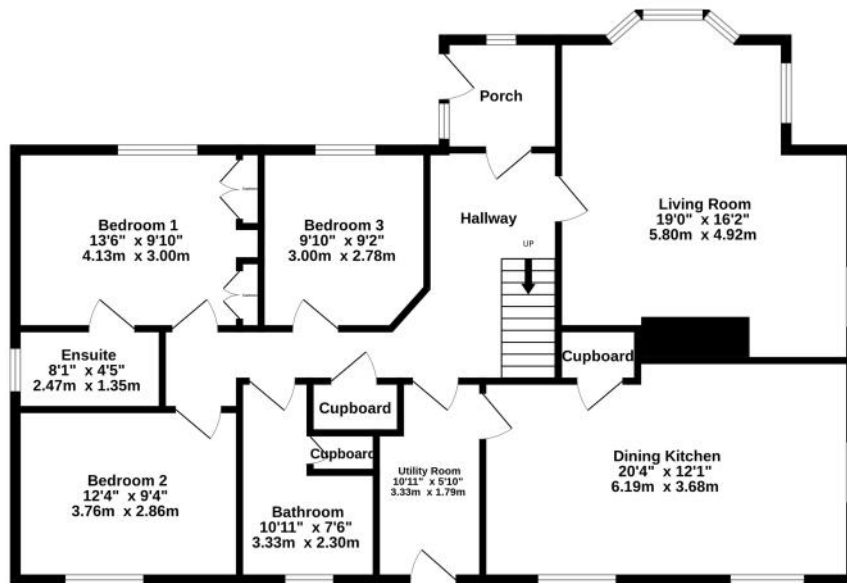
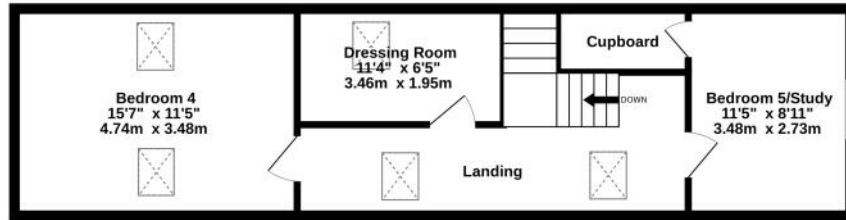


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1st Floor
525 sq.ft. (48.8 sq.m.) approx.



Ground Floor
1198 sq.ft. (111.3 sq.m.) approx.

TOTAL FLOOR AREA : 1723 sq.ft. (160.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES:

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

COUNCIL TAX: Band 'E'

EPC: RATING = C

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.