




‘Caladh Phorst’

Stairhaven, Glenluce, DG8 0JL



Modern build, 3-bedroom detached property in excellent condition throughout within a prime location.

Offers Over: £399,995 are invited

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Key Features:

- . Spacious family home
- . Modern build
- . Oil fired central heating
- . En suite bedrooms
- . Full UPVC Double glazing
- . Stunning sea views
- . Private driveway
- . Prime location
- . Detached garage





Property description

A superbly presented detached modern villa, located within the most picturesque setting of Stairhaven with outstanding sea views over Luce Bay. Set within its own area of easily maintained garden ground. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, oil fired central heating and full modern D/G. This is a splendid family home or ideal holiday retreat, and viewing is to be thoroughly recommended.

Occupying a most pleasant and picturesque location with wonderful sea views over Luce Bay, this is an absolutely superb modern detached residence which provides most comfortable and well-proportioned family accommodation.

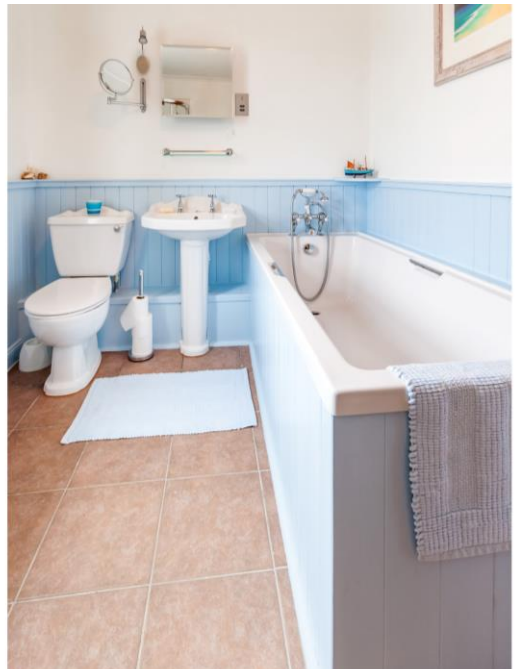
The property is in immaculate condition throughout and displays a full array of splendid features including a stylish modern kitchen, bright and tasteful rooms, full oil-fired central heating and full modern double glazing.

Of timber frame construction finished in brick and render under a slate roof it is situated adjacent to other detached private residences within this very much sought after seaside location. It is set within its own area of easily maintained garden ground with driveway to the side.

Stairhaven is located on the shores of Luce Bay and is to be found some 4 miles from the village of Glenluce where local amenities are to be found. Local amenities within the village include general stores, sub post office, Primary School, hotels, church and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in and around the ferry port town of Stranraer some 10 miles distant.

Viewing of this most pleasant residence is to be thoroughly recommended.





Accommodation

Vestibule (3.5 x 2.65m)

Parquet flooring, front and side double glazed windows, built in bookshelves, wall lights, radiator. Fixed glass panels and etched panel door.

Hallway (5.95 x 2.12m)

Carpeted stairs to the upper floor with wrought iron balustrade. 2 x central heating radiators, power point as well as wall & ceiling lights.

Sitting Room (5.02 x 4m)

Solid timber floor, central heating radiator, 2 x front double glazed windows and 1 side double glazed window providing stunning views over Luce Bay and beyond. Power points, down lighters, feature corner wooden mantelpiece with reproduction cast iron fire grate, open fire and quarry tiled hearth.

Bedroom 1 (5.02 x 4.02m)

Large ground floor double bedroom with 2 rear double-glazed windows and 1 side double glazed window, central heating radiator, power points, central heating control and thermostat and down lighters.

Utility Room (3.15 x 2.08m)

Rear double-glazed window and door to the outside. Stainless steel sink with mixer tap. Base and wall cupboards in cream gloss finish with dark worktops, space for tumble dryer and washing machine with plumbing. Additional double storage unit, central heating radiator, vinyl flooring, smoke alarm, ceiling light, extractor and power points.

Washroom (2.08 x 1.17m)

Tiled floor, white vertical radiator, opaque double-glazed window. White WC and half WHB, ceiling light and extractor.

Bathroom (2.23 x 3.13m)

Side opaque DG window, corner entry shower with direct shower and wall panelling. Luxury oversized bath with mixer head, WHB, WC, radiator and painted timber panelling. Illuminated mirror, shaver mirror, spotlight, shaver point, extractor and ceiling light.

Kitchen Diner 4.49 x 4.8m

Generous size room with a range of quality base and wall cupboards in cream finish, glazed display units, block effect worktops. Integrated cooler, enamel sink and a half with mixer tap, space and plumbing for dishwasher, wall tiling, large extractor and five ring gas cooking range. Power points, spotlights, heat detector and radiator. 2 front DG windows with stunning bay views. Glass panel door from the hall.



Accommodation

Landing (2.11m)

Carpeted stairs to the upper floor landing with ceiling light, smoke alarm, wrought iron balustrade.

Bedroom 2 (4.52 x 5.89m)

Large double or family room with part coomb ceilings, radiator, front DG window with superb views, rear Velux window. Power points, TV point, ceiling light.

Shower room (1.63 x 3.02m)

White vertical radiator, vinyl flooring, WC, WHB, rear Velux window. Shower enclosure with electric shower and tiled inner. Extractor, lights, shaver light and wall mirror.

Bedroom 3 (4.42 x 5.89m)

Generous double or family room with front DG window and superb Bay views, rear Velux window, part combed ceiling, radiator, power points, access to eaves storage. Double and single built-in storage wardrobes/ cupboards. Access via wooden folding ladder to the fully insulated, part floored loft space with lighting.

Shower room (2.8 x 1.63m)

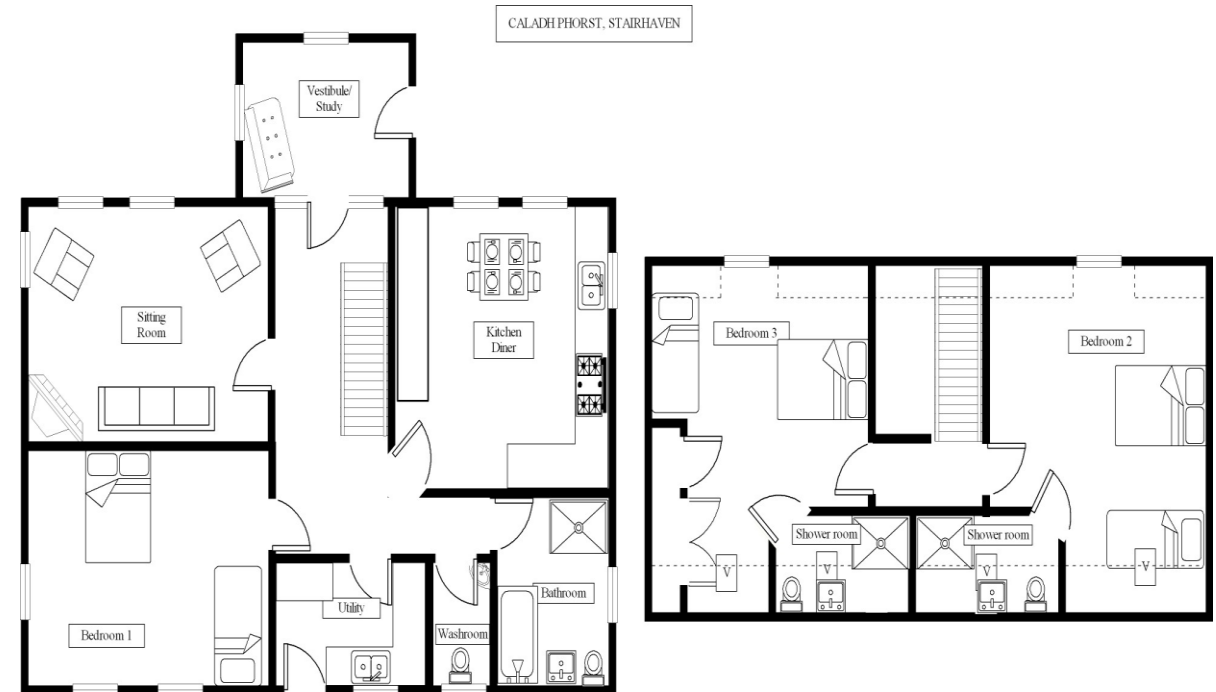
Vinyl flooring, rear Velux window, ceiling light, extractor, shaver light, wall mirror. White vertical radiator, shower enclosure with tiling and electric shower, white WHB and WC.

Garage

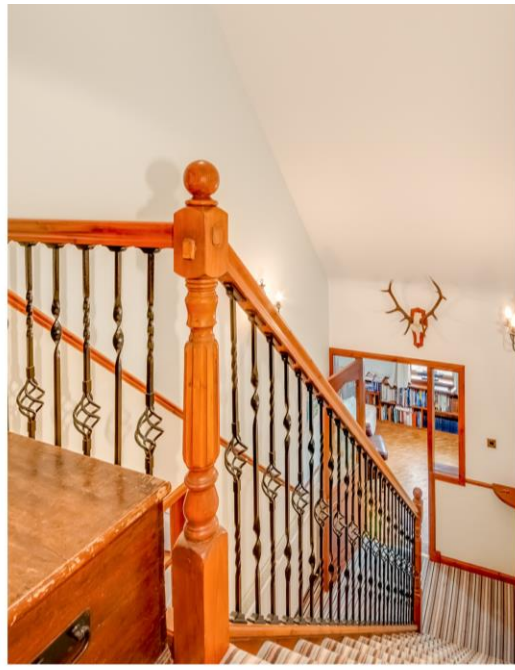
Single detached garage again under a slate roof with up and over door and rear door. Power points and lighting.

Garden

Outside lights to the front and rear of the property. Substantial gardens within a natural stone wall which are laid with gravel with drying facility. There are various levels within the garden together with a sunken terrace, ornamental stones, seating area, ornamental shrubs and bushes



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.







NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band F

EPC RATING

D(68)

SERVICES

Mains water and electricity. LPG cooking connection. Oil fired central heating and drainage to septic tank.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

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.

