

FOR SALE

'GLEN AUCHIE COTTAGE' DRUMMORE, DG9 9HP



A splendid, detached country cottage with outstanding views over farmland to the sea, Mull of Galloway, and Isle of Man beyond. This most pleasant property is in excellent condition throughout having been, extended, extensively renovated, and modernised in the recent past. In excellent condition throughout, the property benefits from a splendid kitchen, delightful shower rooms, attractive internal décor, the addition of a wood-burning stove, gas fired central heating, and modern uPVC double glazing. This is a first-class rural retreat, set within mature garden grounds with ample off-road parking.

**HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM,
DINING ROOM, SUN LOUNGE, 2 SHOWER
ROOMS, 2 BEDROOMS, FLOORED LOFT,
GARAGE/WORKSHOP, SUMMER HOUSE,
GARDEN**

PRICE: Offers Over £250,000 are invited



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**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a rural location only two miles from Scotland's most southerly village of Drummore, 'Glen Auchie Cottage' is a most pleasant, detached country residence which enjoys a lovely outlook over surrounding farmland towards the Mull of Galloway and Isle of Man beyond.

The property is in excellent condition throughout having been extended and extensively renovated in the recent past displaying features such as a charming lounge, bright conservatory, splendid kitchen, delightful shower rooms, attractive internal décor, wood-burning stove, gas fired central heating, and uPVC double glazing.

The property is situated within its own area of mature garden ground with the added benefit of ample off-road parking.

The village of Drummore provides local amenities including primary school, hotel, café, public house, church, bowling green, general store/post office, and general practice healthcare.

All major amenities are to be found in the town of Stranraer, some 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. There is also a town centre and secondary school transport service available from the road end.

The surrounding area is well known for its mild climate, rugged coastline, and splendid sandy beaches within easy reach.

HALLWAY:

The property is accessed by way of a uPVC storm door with glazed side panel.

LOUNGE:

This is a most pleasant double aspect room with an outlook over farmland to the Mull of Galloway and Isle of Man beyond. French doors leading to the garden, CH radiator, and TV point.



Further lounge image



DINING KITCHEN:

The kitchen has been fitted with a superb range of floor and wall mounted units in a shaker style with woodgrain style worktops incorporating an asterite sink with a swan neck mixer. There is a ceramic hob, extractor hood, and integrated double oven.



Further kitchen image



DINING ROOM:

A spacious dining room laid out in an open plan basis with the kitchen. Sliding patio doors leading to the sun lounge and CH radiator.



SUN LOUNGE:

The sun lounge is located off the dining room and has wonderful views over garden ground towards the Mull of Galloway and Isle of Man beyond. There is a wood-burning stove and French doors leading to the garden.



UTILITY AREA:

The utility area is fitted with built-in storage with woodgrain style worktops incorporating a stainless-steel sink. Plumbing for an automatic washing machine and dishwasher.



SHOWER ROOM:

Located off the utility room and comprising a WHB, WC and shower cubicle with an electric shower. Heated towel rail.



BEDROOM 1:

A bedroom with windows to the front. There is a walk-in dressing area and CH radiator.



BEDROOM 2:

A double aspect bedroom to the rear with a CH radiator.



SHOWER ROOM:

A further shower room comprised of a WHB, WC and large shower cubicle with an electric shower. Heated towel rail.



LOFT:

Accessed by way of a drop-down Ramsay ladder the converted loft has been fully floored and lined. Built in storage power and light.

SUMMER HOUSE:

A bespoke summer house with French doors leading to an area of decking. Power & light.



GARAGE/WORKSHOP:

A detached wooden garage with a separate workshop to the rear. Double doors to the front, service doors, power & light.



GARDENS:

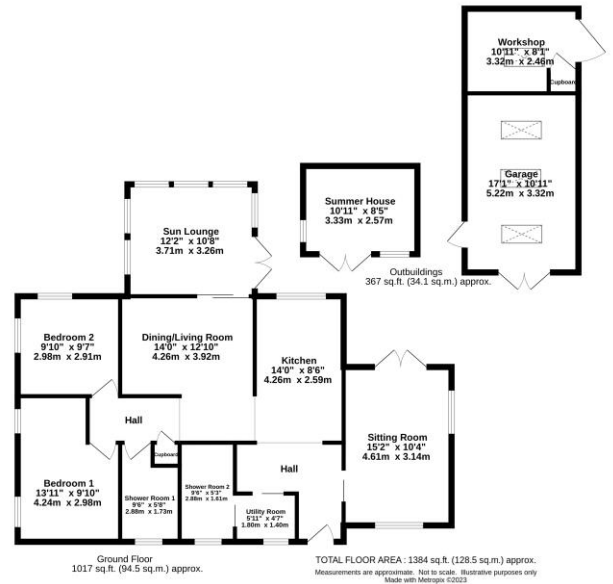
The property is situated within its own well stocked area of garden ground. One side has been mainly set out with low lying flowers, shrubs, and patio taking in the wonderful sea views. The main area of garden ground has been set out in lawn with mature planting borders and a vegetable plot. There is a gravel driveway accessed by way of metal gates and provides ample off-road parking for multiple vehicles. Outside lighting and water supply.

View to the front



Garden images





ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 02/05/2023
RE-MARKETED: 22/07/24

COUNCIL TAX: Band 'D'

GENERAL:

All fitted flooring, blinds, integrated kitchen appliances, garage, and summer house are included in the sale.

SERVICES:

Mains electricity and water. LPG Gas tank for CH. Drainage is to a septic tank within the grounds. EPC = E

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

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