



**2 Shore Street, Drummore**

Stranraer, DG9 9PU

**PRICE: Offers Over £90,000 are invited**



## 2 Shore Street

Drummore, Stranraer

This is a particularly well protected area of south west Scotland enhanced by the mild currents of the Gulf Stream and which seldom suffers from the cold extremes of winter. It is an area well known for its outdoor leisure pursuits including walking, fishing, sailing and excellent golf courses within easy reach. There are also superb sandy beaches nearby. Local amenities within this pleasant village include a hotel, primary school, church, bowling club and general practice healthcare. All major amenities are located within 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 school transport service available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Beach side cottage
- Wonderful views from the garden over Luce Bay
- Oil central heating
- Double glazing
- Fully rewired
- Fitted with wired smoke detectors
- Fair condition with scope for some general modernisation
- Generous area of well-maintained garden ground





## 2 Shore Street

Drummore, Stranraer

Occupying a shore front location within Scotland's most southerly village, this is a cottage which provides comfortable family accommodation over two levels. From the rear of the property there are superb views over the waters of Luce Bay and beyond.

Of traditional construction under a tile/felt roof the property benefits from a ground floor bedroom, oil fired central heating, uPVC double glazing and full rewire. In fair condition, the property will benefit from some general modernisation.

There is an area of fully landscaped, easily maintained garden ground to the rear.

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### Hallway

The property is accessed by way of a uPVC storm door. The hallway provides access to the ground floor accommodation and stair case to the first floor. There are a number of storage cupboards.

### Lounge

A double aspect lounge with CH radiator and TV point.

### Bedroom 2 / Sitting Room

A ground floor bedroom to the rear which could also be used as a further reception room. CH radiator and TV point.

### Kitchen

The kitchen is fitted with a range of floor and wall mounted units with granite style worktops. There is gas hob, extractor hood and plumbing for an automatic washing machine.

### Shower Room

The shower room is fitted out as a wet-room and is fitted with a WHB, WC and vinyl panelled shower cubicle with waist height screen.

### Landing

The landing provides access to the first floor bedrooms. There is built-in storage. CH radiator.

### Bedroom 1

A spacious double aspect bedroom with a view to Luce Bay. Built-in wardrobes and CH radiator.

### Bedroom 3

A single bedroom with skylight to the rear. CH radiator.

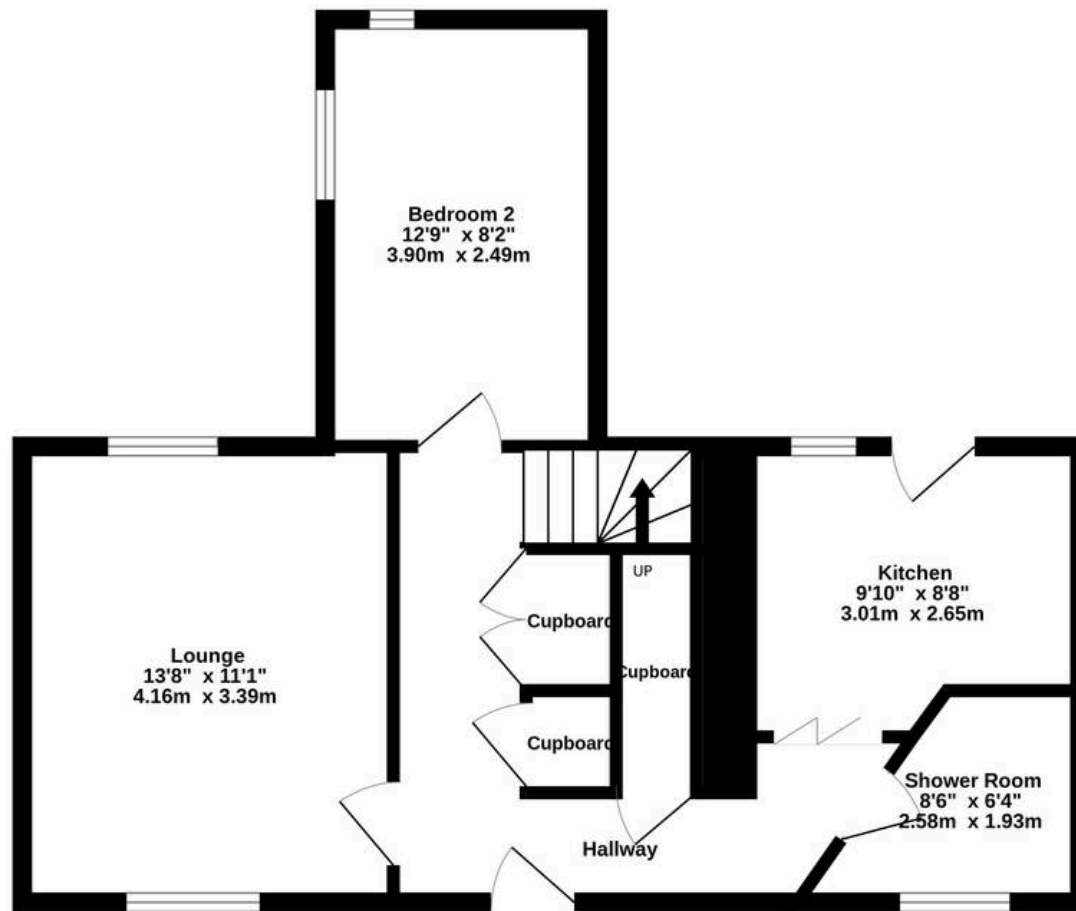


## GARDEN

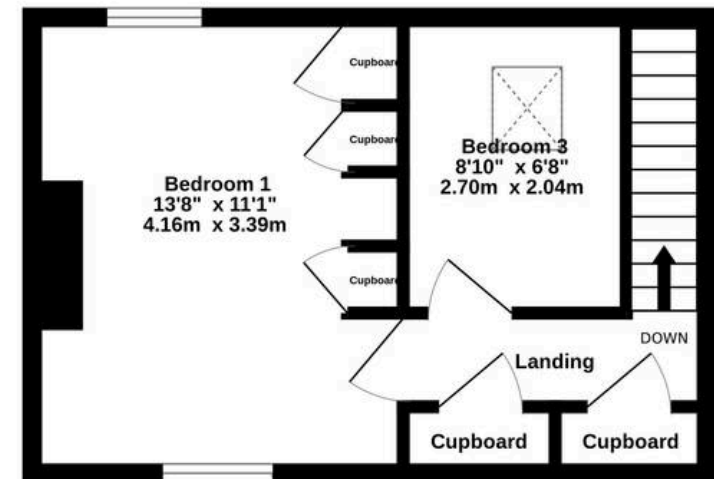
The generous, well-maintained rear garden is comprised of lawns, raised planters, mature shrubs, palm trees, greenhouse and garden shed. From the rear garden there are wonderful views over Luce Bay.







Ground Floor  
525 sq.ft. (48.7 sq.m.) approx.



1st Floor  
270 sq.ft. (25.1 sq.m.) approx.

TOTAL FLOOR AREA : 795 sq.ft. (73.9 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.







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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.