



7 Laigh Street, Port Logan

Stranraer, DG9 9NG

PRICE: Offers Over £95,000 are invited

7 Laigh Street

Port Logan, Stranraer

There is ready access to the beach and picturesque harbour. Amenities such as primary schools, general stores, hotels and general practice healthcare are located within the villages of Drummole and Sandhead. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all located within the town of Stranraer some 15 miles distant. There is of course a school transport service available from the village. There are a number of attractions nearby including wonderful sandy beaches, excellent golf courses, fishing and the superb Logan Botanical Gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular seaside village location
- Recently internally insulated
- New electric heating system installed with PV solar panels
- Comfortable accommodation over two levels
- Delightful views over the bay from the first floor
- Generous, mature garden ground to the rear



7 Laigh Street

Port Logan, Stranraer

Located in the heart of a popular seaside village, this charming 1 bedroom terraced cottage presents a unique opportunity for those seeking a tranquil coastal retreat.

Recently internally insulated for optimal comfort, the property boasts a new electric heating system complemented by PV solar panels, ensuring a modern and energy-efficient living experience.

The accommodation is thoughtfully arranged over two levels, with the first floor offering delightful views over the bay, providing a picturesque backdrop to every-day life.

Furthermore, the property features generous, mature garden ground to the rear, enhancing the sense of privacy and tranquility that defines this coastal haven.



Stepping outside, the property reveals its hidden gem – a generous area of enclosed garden ground that is a true haven for nature lovers and outdoor enthusiasts alike. Laid out with a variety of specimen shrubs, the garden exudes charm and character, offering a peaceful sanctuary to unwind and connect with the surrounding natural beauty. The outdoor space also features a paved patio area, ideal for al fresco dining or simply basking in the coastal breeze, as well as timber decking that provides a perfect spot for enjoying the sunshine. Completing this idyllic picture are two garden sheds, providing ample storage space for gardening tools or outdoor equipment, ensuring that every aspect of this property has been meticulously designed to offer a harmonious blend of comfort and convenience for those looking to embrace the coastal lifestyle.

Lounge

A double aspect lounge with laminate flooring, recessed fireplace, ceiling beams and TV point.

Dining Kitchen

The kitchen is fitted with a full range of shaker design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a ceramic hob, integrated oven and plumbing for a dishwasher.

Utility Room

Located off the kitchen. Plumbing for an automatic washing machine.

Shower Room

The vinyl paneled shower room is fitted with WHB, WC and wet room shower cubicle with a waist height screen.

Bedroom

A bedroom to the front with a view over the bay. Built-in wardrobe.

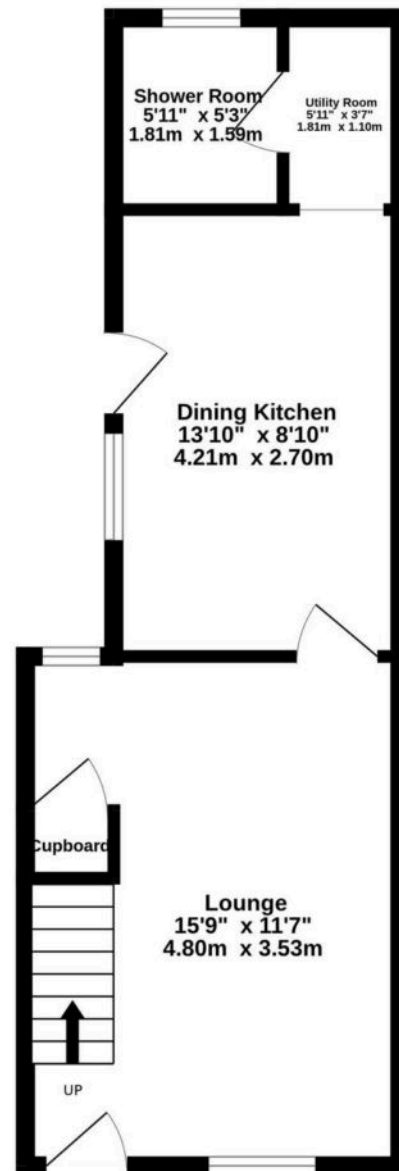


GARDEN

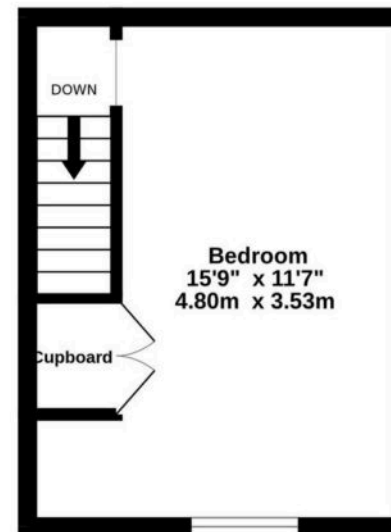
The generous area of enclosed garden ground is laid out with a variety of specimen shrubs. There is a paved patio area and timber decking. Two garden sheds.



Ground Floor
357 sq.ft. (33.2 sq.m.) approx.



1st Floor
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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