



**'Dinduff Croft', Kirkcolm**

Stranraer, DG9 0PR

Offers Over £290,000 are invited

# Dinduff Croft

Kirkcolm, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 4 miles distant. Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away. Viewing of this country residence is to be strongly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

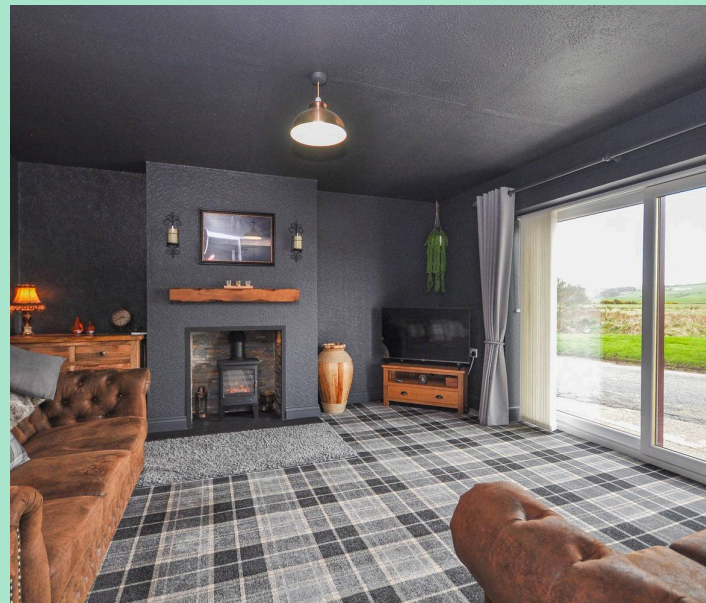
- Detached cottage
- Rural setting
- Approximately 1.7 acres
- Surrounding scenic views
- Fully landscaped garden grounds
- Generous off road parking
- Substantial storage unit
- Fully double glazed
- Includes 1 acre small holding



## Dinduff Croft

This charming three-bedroom detached cottage is nestled in a picturesque rural setting, offering a rare opportunity to own a delightful home with approximately 1.7 acres of private grounds. The property is fully double glazed throughout, combining traditional character with modern comfort. The well-proportioned accommodation provides a welcoming atmosphere, with scenic views visible from every aspect. The cottage is complemented by a substantial storage unit, ideal for those seeking additional space for hobbies or equipment. Included within the title is a one-acre small holding, making this property particularly attractive to those interested in self-sufficiency or small-scale agriculture.

The outside space is a true highlight of this property, featuring generous, fully landscaped garden grounds to the front with well-maintained lawns, paved pathways, planting borders, and attractive stone boundary walls. A large paved area provides access to a practical garden store, which leads to the rear garden grounds. To the rear, the spacious gardens continue, offering further maintained lawns and lush planting borders. There is access to a timber-built garden room, as well as a detached greenhouse for keen gardeners. Practical features include access to an oil tank for central heating and LPG canisters for the gas hob cooker. The property benefits from extensive off-road parking, with a concrete driveway to the front and a gravel drive to the side, which leads to a detached industrial shed, providing additional storage or workshop space.



### Entrance porch

To the front of the property, an added on entrance porch with a flat fibre glass roof and stone base. Fully double glazed with UPVC double glazed storm door giving entrance as well as UPVC panel door giving access to dining kitchen.

### Dining Kitchen

A generous sized dining kitchen accessed off front porch which has been fully fitted with both floor and wall mounted units. Comprising of an integrated electric fan oven as well as a fitted gas hob, stainless steel sink with mixer tap, integrated washing machine and dish washer. Double glazed window providing a front outlook as well as open access leading to bathroom and access to full living accommodation.

### Bathroom

A bright and spacious bathroom benefitting from a 4pc suite comprising of a walk in shower cubicle with mains shower as well as separate bath and WHB with wall mounted mirrored cabinet. A separate WC as well as fitted central heating radiator and rear double glazed window.

### Bedroom

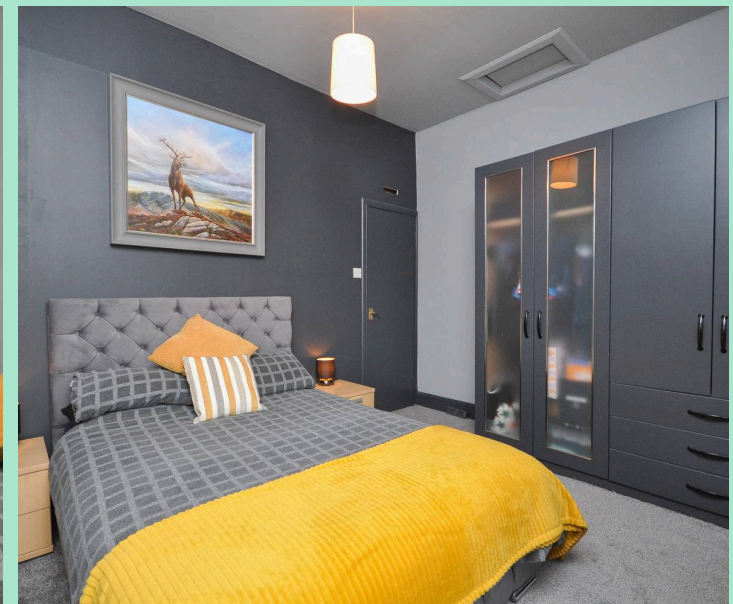
A bright and spacious double bedroom benefitting from a large double glazed window providing a front outlook as well as generous built in storage and central heating radiator.

### Bedroom

A generous sized double bedroom benefitting from a large double glazed window providing a front outlook and central heating radiator.

### Bedroom/ Study

A bright third bedroom currently used as an office/ study with large double glazed window providing a front outlook as well as central heating radiator.



### Lounge

A spacious lounge allowing for a generous sized reception room benefitting from a feature electric burning stove as well as large double glazed sliding patio doors to the front allowing outside access to front garden grounds as well as providing open countryside views. Central heating radiator as well as TV point.

### Garden Room

A detached timber framed garden room in rear garden with glazed panel double doors providing an outlook over garden grounds and countryside views.

### Industrial shed

A substantial detached industrial shed with mains power with main access via manual roller door as well as rear access. Constructed of a brick base with metal panelling.

### Front Garden

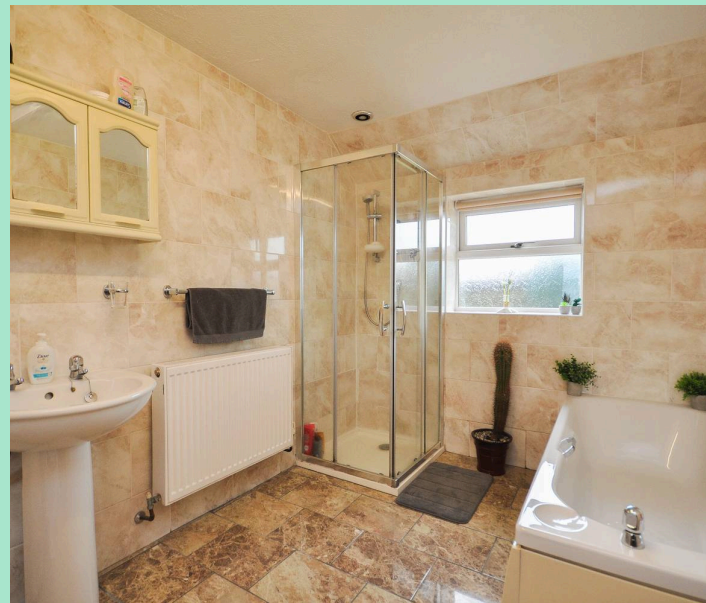
Generous sized and fully landscaped garden grounds to the front comprising of well maintained lawns with paved pathways as well as planting borders and stone boundary walls as well as large paved area giving access to outside garden store leading to rear garden grounds.

### Rear Garden

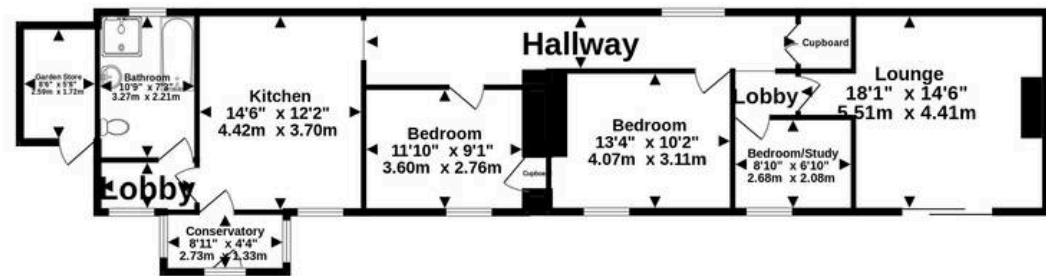
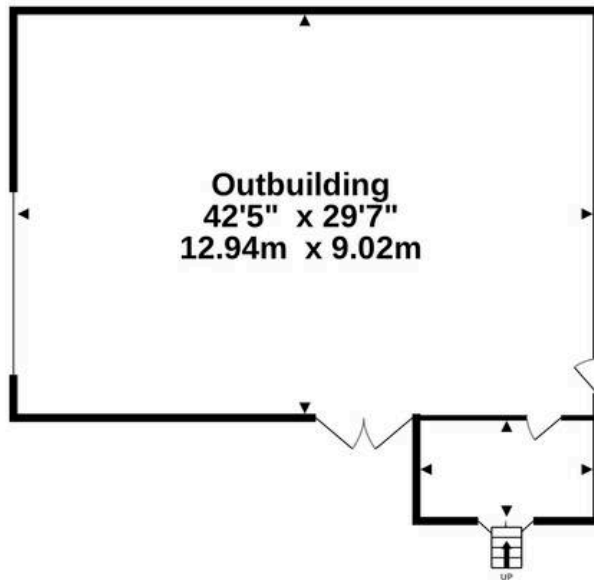
Spacious garden grounds stretching to the rear also benefitting from maintained lawn with surrounding planting border giving access to timber built garden room as well as access to oil tank and detached greenhouse. Access to LPG canisters for gas hob cooker.

### Driveway

10 Parking Spaces. Generous off road parking for multiple vehicles with concrete driveway to front as well as gravel drive to side giving access to detached industrial shed.



# Ground Floor 2413 sq.ft. (224.2 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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