



No.1 Kilhilt Cottages, Main Street, Lochans

Stranraer, DG9 9AZ

PRICE: Offers Over £90,000 are invited

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Lochans, Stranraer

Local amenities in the village itself include a village hall, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Traditional detached cottage
- Three bedrooms
- Multi fuel burning stove
- Full UPVC double glazing
- Oil fired central heating
- Generous off road parking
- Spacious garden grounds
- Views over surrounding farmland



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Lochans, Stranraer

Set amidst picturesque countryside, this charming and traditional detached cottage offers a delightful blend of character and comfort. Boasting three well-proportioned bedrooms, the home is thoughtfully appointed with a multi fuel burning stove, creating a warm and inviting atmosphere. The property benefits from full UPVC double glazing and oil fired central heating, ensuring year-round comfort and efficiency. The interior spaces are bright and welcoming. Generous off road parking is available, providing practicality for modern living. With captivating views over the surrounding farmland, this cottage presents an exceptional opportunity for those seeking a tranquil rural lifestyle.

The property sits on a generous plot, featuring expansive garden grounds. A large, well-maintained lawn is bordered by mature shrubbery and established boundary hedging, offering privacy and a sense of seclusion. Outdoor enthusiasts will appreciate the spacious greenhouse and a separate timber-built shed, perfect for gardening or storage needs. There is also convenient access to a rear garden store. The spacious driveway extends to the side of the property, ensuring ample off road parking for multiple vehicles. This impressive outdoor space is ideal for simply enjoying the peaceful countryside setting.



Lounge

17' 0" x 13' 4" (5.18m x 4.07m)

Front entrance via UPVC storm door into front porch giving access to spacious lounge with UPVC double glazed window to front as well as feature multifuel burning stove and central heating radiator. Access also to rear kitchen as well as hallway giving access to full living accommodation.

Kitchen

18' 3" x 8' 6" (5.55m x 2.60m)

Bright and spacious kitchen to the rear with UPVC storm door giving access to rear garden grounds as well as rear double glazed window. Fully fitted with both floor and wall mounted units to include an integrated electric fan oven and ceramic hob, stainless steel sink with mixer tap as well as plumbing for washing machine. Access to rear shower room also.

Shower Room

7' 0" x 5' 3" (2.13m x 1.61m)

A wet room style shower room to the rear of the property comprising of a walk in electric shower with splash panel boarding as well as separate WHB and WC with tiled wall. Central heating radiator as well as rear double glazed window.

Bedroom

10' 0" x 9' 9" (3.06m x 2.96m)

A generous sized double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator.

Bedroom

12' 8" x 9' 9" (3.87m x 2.96m)

A generous sized double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator and built in storage.



Bedroom

14' 8" x 13' 4" (4.47m x 4.07m)

A bright and spacious master bedroom to front of property with feature coal fire place as well as front double glazed window and central heating radiator. Generous built in storage also.

Garden

Sat on a generous plot boasting spacious garden grounds to comprise of large maintained lawn surrounded by boundary hedging and mature shrubbery as well as a spacious greenhouse and separate timber built shed. Access to rear garden store also.

DRIVEWAY

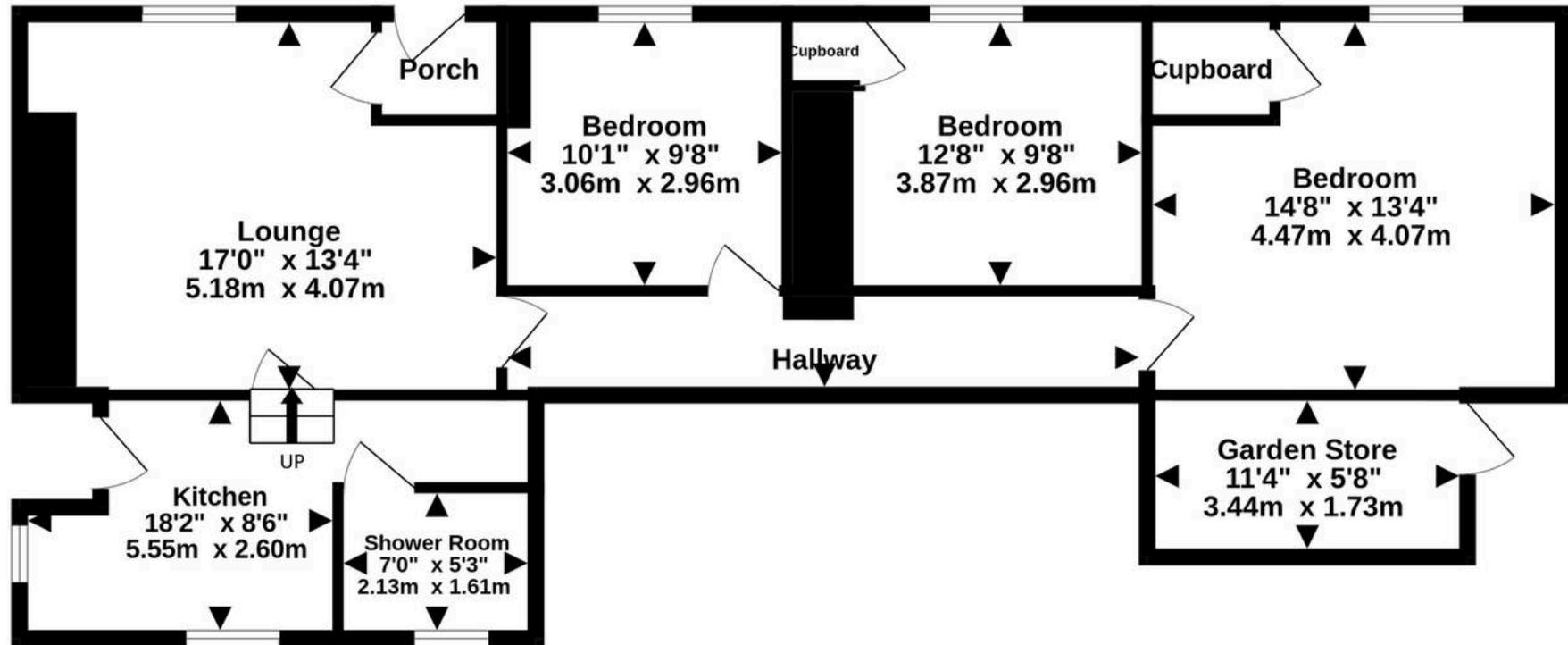
2 Parking Spaces

A spacious driveway with front vehicle access to side of property allowing for ample off road parking for multiple vehicles.



Ground Floor

899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.