

FOR SALE

**"BINE FARMHOUSE"
ERVIE, DG9 0QA**



A most spacious detached farmhouse set within its own generous area of garden ground, with pleasing open views over surrounding farmland. In poor condition, there has been renovation work carried out in the recent past it to include new roofing, uPVC double glazing and some internal renovation, however, there is still scope for further modernisation within.

***ENTRANCE PORCH, HALLWAY, LOUNGE,
SITTING ROOM, DINING ROOM, KITCHEN,
UTILITY ROOM, WC, BATHROOM,
4 BEDROOMS (1 EN-SUITE), GARDEN***

PRICE: Offers around **£110,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying a quiet location in a pleasant rural setting, this is a well proportioned detached farmhouse which is set within its own generous garden ground. From the property there are delightful views over open farmland. Of traditional construction under a re-slatted/felt roof, the property is in poor condition and will require a programme of renovation. The property benefits from uPVC double glazing.

Local amenities are to be found within the villages of Kirkcolm and Leswalt where each has primary school, general store and church. There is access to both rugged coastline and sandy coves from nearby. Other features closeby include Corsewall Lighthouse Hotel, Wig Bay sailing club, Creachmore golf club and Soleburn garden centre. All major amenities are located in the town of Stranraer, some 7 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school, to which there is a school transport service available.

ENTRANCE PORCH: (Approx 1.38m – 1.72m)

HALLWAY:

LOUNGE: (Approx 3.98m at the widest – 5m)



SITTING ROOM: (Approx 4.06m – 3.73m)



DINING ROOM: (Approx 3.46m – 4.1m)



KITCHEN: (Approx 2.7m – 3m)



UTILITY: (Approx 4.18m – 6.17m at the longest)



BEDROOM 2: (Approx 3.65m at the widest – 4.38m)



BEDROOM 4: (Approx 3.69m – 2.33m)



BEDROOM 3: (Approx 3.97m – 4.05m)



MASTER BEDROOM: (Approx 4.1m – 7.68m)



BATHROOM: (Approx 2.1m – 2.4m)



WC: (Approx 2.57m – 1.5m)

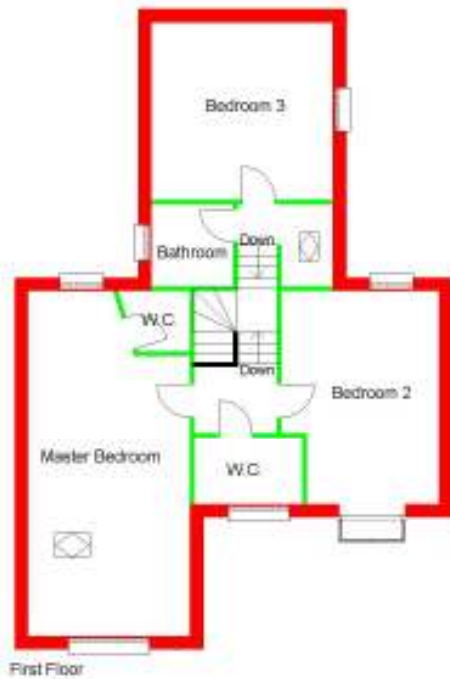
GARDEN:

The property is set within its own generous area of garden ground which will require to be landscaped.

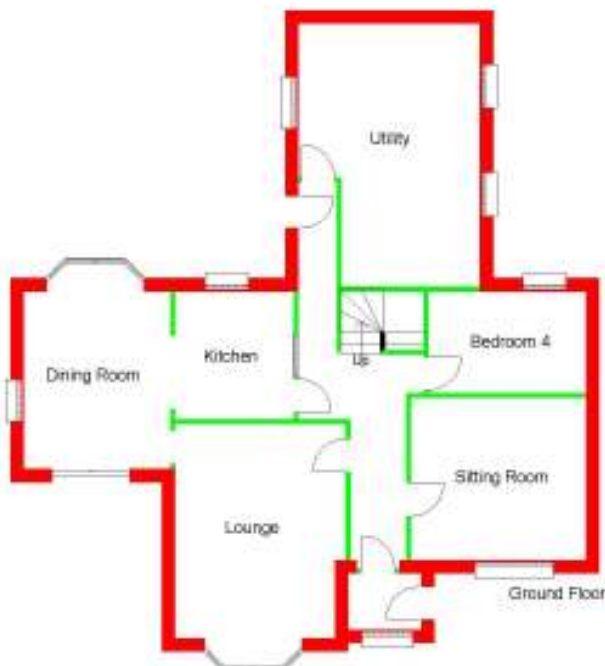
Rear elevation



Bine Farmhouse



First Floor



Sketch plan for illustrative purposes only

ENTRY: Negotiable

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

DETAILS PREPARED: 23/01/2014

COUNCIL TAX: Band 'B'

GENERAL:

SERVICES:

Mains water and electricity. Drainage to a septic tank.
EPC =

OFFERS:

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

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries. The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.