

FOR SALE

**'ROSE BANK'
LAIGH STREET,
PORT LOGAN, DG9 9NG**



Occupying a sea front location within the ever popular village of Port Logan, this is a fully renovated and extended mid-terrace cottage. In excellent condition throughout the property benefits from new internal plaster work, new internal woodwork, re-wire, uPVC double glazing and electric central heating. The property also benefits from a splendid oak kitchen, bright lounge, modern bathroom and en-suite master bedroom. The cottage provides well-proportioned accommodation over one floor and has a generous area of easily maintained garden ground to the rear.

**PORCH, HALLWAY, KITCHEN/LOUNGE,
BATHROOM, 3 BEDROOMS (1 EN-SUITE),
OUTBUILDING, GARDEN**

PRICE: Offers around £135,000 are invited.



Property Agents

Free pre – sale valuation

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Located within a popular coastal village, this is a fully renovated and extended cottage that provides comfortable accommodation over one floor. It is ideally suited to those in search of a pleasant rural retreat or as a holiday home.

Of traditional construction under a slate roof the property is in excellent condition throughout and benefits from new internal plaster work, new internal woodwork, re-wire, uPVC double glazing and electric central heating. It also benefits from a splendid oak kitchen, modern bathroom, the use of laminate flooring and en-suite master bedroom. Situated adjacent to properties of varying style and having a generous area of easily maintained garden ground to the rear.

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 Drummore 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.

PORCH: (Approx 0.86m – 1m)

The property is accessed by way of a wooden storm door. Laminate flooring and glazed interior door to the hallway.

HALFWAY:

A spacious main hallway which provides access to all of the accommodation. Laminate flooring, CH radiator and built-in cupboard housing the electric meter/consumer unit.



LOUNGE/KITCHEN: (Approx 4.5m – 6m)

A delightful lounge to the rear overlooking the rear garden. Laminate flooring, two CH radiators and TV/satellite point. Laid out in an open plan basis with the lounge the kitchen area is fitted with a range of oak floor and wall mounted units with cream worktops incorporating a Belfast sink with swan neck mixer. There is a four ring ceramic hob, built-in double oven and integrated fridge. Spotlights, CH radiator and tiled flooring.



BATHROOM: (Approx 3.2m – 1.7m)

The bathroom is fitted with a three piece suite comprising WHB, WC and bath. Tiled flooring, partial wall tiles and heated towel rail.



BEDROOM 1: (Approx 3.1m at the widest – 3m)

A bedroom to the front with CH radiator and TV point.



EN-SUITE: (Approx 2.13m – 1.69m)

Comprising a WHB, WC and corner shower cubicle housing a Triton electric shower. Recessed spotlights and extractor fan.



BEDROOM 2: (Approx 3.2m at the widest – 3m)

A bedroom to the front with built-in wardrobe housing the electric central heating system. CH radiator.

BEDROOM 3: (Approx 2.7m – 2.3m)

A further bedroom to the front with CH radiator.

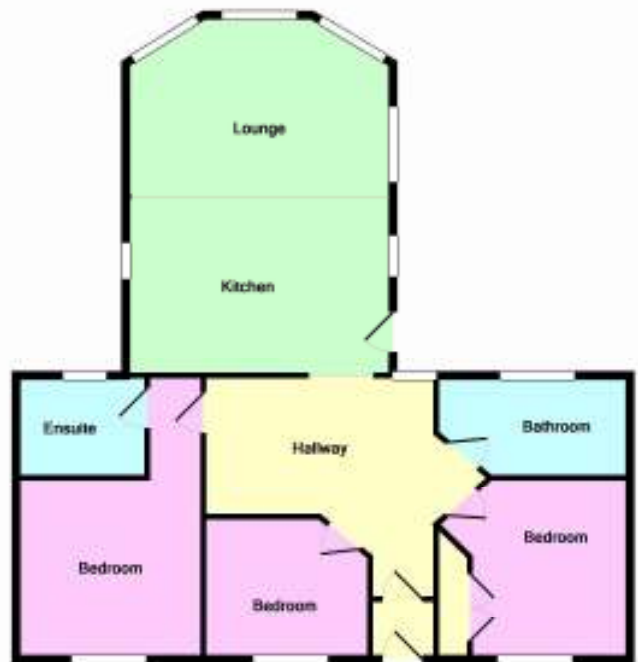
OUTBUILDING: (Approx 1.9m – 3.3m)

An outbuilding with a granite style worktop, freezer and plumbing for an automatic washing machine. Power and Light.

GARDEN:

The generous area of garden ground to the rear has mainly been laid out in lawn for ease of maintenance. There is a raised patio with views over the property to Port Logan bay.

Garden images



Measurements are approximate. Not to scale. Quotations per property only. Valid until March 2021.

ENTRY: Negotiable

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

DETAILS PREPARED: 12/03/2015

COUNCIL TAX: Band 'B'

GENERAL: All floor coverings, blinds and integrated appliances are included in the sale.

SERVICES:

Mains electricity, water and drainage. EPC = D

OFFERS:

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

**South West Property Centre, Charlotte Street,
Stranraer, DG9 7ED.**

Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**