

**FOR SALE**

**"PYETHORN"  
2 WHITECROOK COTTAGES,  
DUNRAGIT, DG9 8PY**



An opportunity to acquire an extended semi-detached cottage style property with open views over open farmland to both the front and rear. The property has been re-roofed in the recent past and benefits from the addition of a sun lounge, modern uPVC double glazing, gas fired central heating and modern kitchen. The cottage is ideally suited to the first time buyer or for use as a holiday home

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,  
UTILITY ROOM, SUN LOUNGE, BATHROOM,  
3 BEDROOMS, STUDY, GARDEN**

PRICE: Offers around **£120,000** 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](http://www.swpc.co.uk)

## **DESCRIPTION:**

Occupying a rural location only a short distance from the village of Dunragit, approximately five miles from the town of Stranraer, this is an extended semi-detached cottage style property which provides well proportioned family accommodation over one level.

The property is of traditional construction under a recently re-tiled roof and benefits from the addition of a sun lounge, uPVC double glazing, gas fired central heating and modern kitchen. It should be noted there is scope for some general modernisation.

It is set within its own area of garden ground with ample off road parking and is situated adjacent to another cottage of similar style. The outlook to the front is over open farmland with an outlook to the rear over the same.

The village of Glenluce provides local amenities in the form of a primary school, shop, public houses and general practice health care while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in Stranraer. There is access to woodland walks and a very good 18 hole golf course within easy reach.

This is indeed a pleasant home with character and early viewing is to be recommended.

### **PORCH: (Approx 1.2m – 1.38m)**

Access to the entrance porch is by way of a modern double glazed storm door. Laminate flooring.

### **HALLWAY:**

The hallway provides access to all main accommodation. There is a CH radiator, laminate flooring and access to the loft.

### **LOUNGE: (Approx 4.51m – 4.28m)**

This is a well proportioned main lounge to the front featuring a carved wood fire surround with granite insert and hearth housing a living flame gas fire. Laminate flooring, CH radiator, TV/satellite point and pine ceiling with recessed lighting.



### **'DINING' KITCHEN: (Approx 4.51 – 3m)**

The kitchen has been fitted with a range of modern floor and wall mounted units in cream with butcher block style worktops incorporating a stainless one and a half bowl sink with swan neck mixer. There is an integrated fridge freezer, integrated dishwasher, gas cooker point and cooker extractor hood. Laminate flooring.



### **UTILITY ROOM: (Approx 2.6m – 1.3m)**

Plumbing for an automatic washing machine. The gas fired Sabre central heating boiler and electric keycard meter/fuseboard are located in the utility room.

### **SUN LOUNGE: (Approx 2.52m – 3.3m)**

A sun lounge located off the kitchen with wood burning stove, CH radiator and sliding patio doors to the rear garden.



**STUDY: (Approx 1.8m – 1.85m)**

A useful study/computer room with telephone point and CH radiator.

**BATHROOM: (Approx 3.32m – 2.5m)**

The fully tiled bathroom is been fitted with a 3 piece suite in white comprising WC, glass bowl WHB, WC and bath with mixer tap/shower head. There is a shower cubicle housing a Creda electric shower. CH radiator.



**BEDROOM 1: (Approx 4.08m – 3.62m)**

A bedroom to the front with CH radiator.



**BEDROOM 2:**

**(Approx 3.93m – 3.87m at the longest)**

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



**BEDROOM 3:**

**(Approx 3.87m at the widest – 3.47m)**

A bedroom to the rear with French doors leading to the rear garden. Laminate flooring, CH radiator and TV point.



**GARDEN:**

The front garden is laid out in gravel for ease of maintenance. There is a driveway to the side with ample room for off road parking. The rear garden comprises an area of lawn, gravel border, mature shrubs and trees.

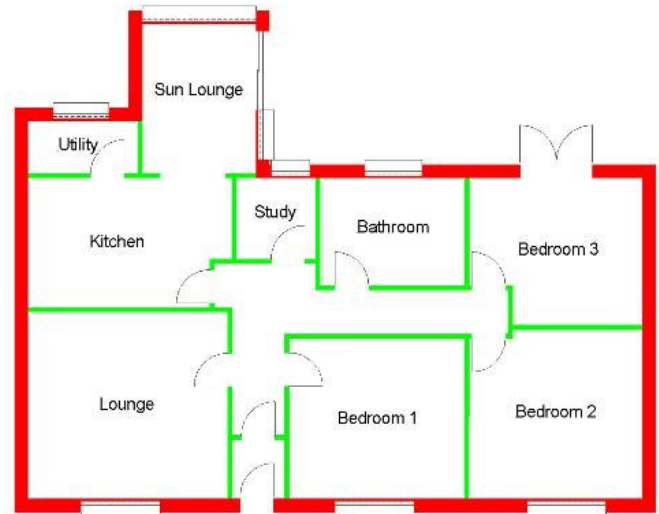
## View to rear



## Garden



## Pyethorn



Sketch plan for illustrative purposes only

**ENTRY:** Negotiable

**VIEWING:** By appt with **SWPC**

**DETAILS PREPARED:** 14/08/2013

**COUNCIL TAX:** Band 'B' may increase at time of sale.

### **GENERAL:**

All flooring and integrated kitchen appliances are included in the sale price.

### **SERVICES:**

Mains electricity and private water supply. LPG gas tank. Drainage to a septic tank located off the property.

### **OFFERS:**

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

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

[www.swpc.co.uk](http://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.**