

**FOR SALE**

## 'MULL SMIDDY' DRUMMORE, DG9 9HP



An opportunity to acquire a former "smiddy" which has undergone a full programme of renovation to provide immaculate accommodation over one level. From the property there are wonderful views over surrounding farmland to the North Channel and Isle of Man beyond. This most attractive cottage in excellent condition throughout and benefits from a splendid 'dining' kitchen, delightful bathroom, en-suite master bedroom with dressing room, attractive internal woodwork, tasteful décor, uPVC double glazing and gas fired central heating. This is a first-class rural retreat is set within easily maintained garden grounds with ample off-road parking.

**HALLWAY, LOUNGE, 'DINING' KITCHEN, UTILITY ROOM, BATHROOM, 3 BEDROOMS (1 EN-SUITE WITH DRESSING ROOM), GARAGE, GARDEN**

**PRICE: Offers Over £240,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
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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 two miles from Scotland's most southerly village of Drummore, 'Mull Smiddy' is an immaculately presented cottage which has been fully renovated in the recent past to the highest of standards. This most pleasant, detached country residence enjoys a lovely outlook over surrounding farmland towards the North Channel and Isle of Man beyond.

The property is in excellent condition throughout and benefits from a splendid 'dining' kitchen, delightful bathroom, en-suite master bedroom with dressing room, attractive internal woodwork, tasteful décor, uPVC double glazing and gas fired central heating.

The property is situated within its own area of easily maintained garden ground with the added benefit of ample off-road parking.

The village of Drummore provides local amenities including primary school, hotel, café, public house, church, bowling green, general store/post office, and general practice healthcare.

All major amenities are to be found in the town of Stranraer, some 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. There is also a town centre and secondary school transport service available from the road end.

The surrounding area is well known for its mild climate, rugged coastline, and splendid sandy beaches within easy reach.

## HALLWAY:

The property is accessed by way of a uPVC storm door. Tiled flooring and CH radiator.



## LOUNGE:

This is a most pleasant double aspect room with an outlook over farmland to the North Channel and Isle of Man beyond. Wall lights, CH radiators and TV point.



## DINING KITCHEN:

The kitchen has been fitted with a full range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with swan neck mixer. There is a gas hob, extractor hood, integrated oven, integrated fridge, integrated freezer, integrated dishwasher and integrated automatic washing machine. Tiled flooring and CH radiator.



### Further kitchen images



### **UTILITY ROOM:**

The utility area is fitted with floor and wall mounted units with solid wood worktops incorporating a Belfast sink. Integrated freezer.



### **BATHROOM:**

The fully tiled bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is a shower in place over the bath. Tiled flooring and CH radiator.



### **BEDROOM 1:**

A bedroom to the rear with a dressing room beyond. CH radiator and TV point.



### **DRESSING ROOM:**

Fitted with built in wardrobes and storage cupboards above. CH radiator.



[Further dressing room image](#)



**BEDROOM:**

A further bedroom to the front with CH radiator.



**EN-SUITE:**

The ensuite is fitted with a WHB, WC and large shower cubicle with a mains shower.



**GARAGE:**

A spacious detached garage with up and over door to the front, power and service door to the side.



**BEDROOM 2:**

A bedroom to the front with CH radiator.



**GARDEN:**

The property is situated within its own easily maintained garden ground which has mainly been laid out to lawn with mature flower borders. There is a generous gravel driveway which provides off-road parking for several vehicles.





ENTRY: Negotiable

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

DETAILS PREPARED: 24/09/2024

COUNCIL TAX: Band 'C'

GENERAL:

All fitted flooring, blinds and integrated kitchen appliances are included in the sale.

SERVICES:

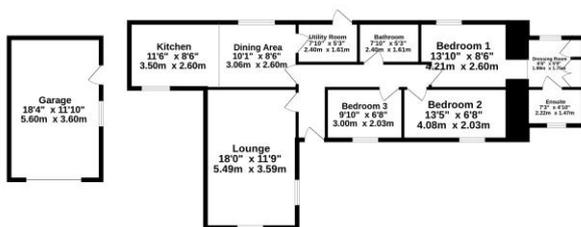
Mains electricity and water. LPG Gas tank for CH. Drainage is to a shared septic tank located off the property. EPC = E

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)

Ground Floor  
1115 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.5 sq.m.) approx.  
Measurements are Approximate. Not to scale. Illustration purposes only.  
View with Mortgage 01224

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.**