



11 Mill Street, Drummore

Stranraer, DG9 9PS

PRICE: Offers Over £82,000 are invited

11 Mill Street

Drummore, Stranraer

The village of Drummore provides local amenities including general store, hotel, public house, restaurant/café, primary school and general practice healthcare while all major amenities are to be found in the town of Stranraer approximately 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. The surrounding area is renowned for its mild climate, rugged coastline, wonderful sandy beaches, and access to a number of outdoor sporting pursuits including fishing, walking, sailing and excellent golf courses.

Council Tax band: B

Tenure: Freehold



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Drummore, Stranraer

Occupying a central location within the village of Drummore, Scotland's most southerly village, this is a well-presented, terraced property which provides comfortable accommodation over two floors. The property, which is of traditional construction under a tiled roof benefits from new air source heating with solar panels, a spacious 'dining' kitchen, shower room, tasteful décor, multi-fuel stove and uPVC double glazing.

Set within its own area of easily maintained garden ground, from which there are delightful views over open farmland to the rear.



Hallway

The property is accessed by way of a uPVC storm door. Tiled flooring, CH radiator and staircase to the upper floor.

Lounge

14' 2" x 11' 3" (4.32m x 3.44m)

A lounge to the front with a recessed fireplace housing a "Dowling" multi-fuel stove. Partially tiled flooring and CH radiator.

Kitchen

11' 10" x 9' 7" (3.61m x 2.91m)

The kitchen has been fitted with a range of floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink. There is a gas cooker point, dishwasher and fridge. CH radiator.

Shower Room

7' 7" x 5' 6" (2.31m x 1.67m)

The shower room is fitted with a WHB, WC and shower cubicle with an electric shower. Tiled flooring, and CH radiator.

Landing

The landing provides access to the bedroom accommodation. Velux window to the rear.

Bedroom

14' 0" x 11' 10" (4.26m x 3.61m)

A bedroom with a Velux window to the front. CH radiator and electric panel heater.

Boxroom

A children's bedroom/boxroom with Velux window to the front. CH radiator

Boiler Room

A useful outbuilding housing the central heating hot water tank

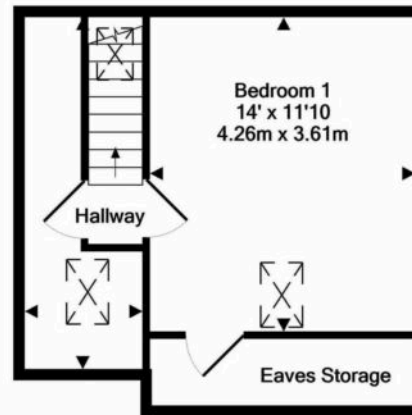


GARDEN

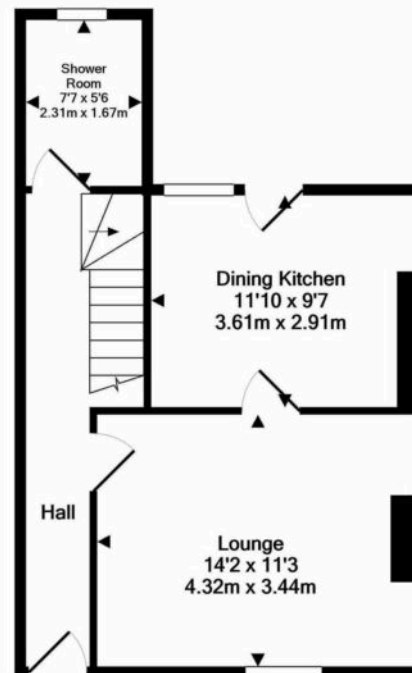
Set within its own area of garden ground. The front has been laid out in quartz gravel for ease of maintenance. The rear garden is laid out to lawn. From the rear garden there are delightful views over farmland.







1st Floor



Ground Floor

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.