



Hillcrest Main Street, Lochans

Stranraer DG9 9AW

Offers Over **£105,000** are invited

Hillcrest Main Street

Lochans, Stranraer

Lochans is a small village situated approximately 3 miles south of Stranraer on the Rhins of Galloway peninsula. The village has a community hall and local post office facilities, while a wider range of services and amenities can be found in nearby Stranraer. Stranraer provides supermarkets, independent shops, primary and secondary schooling, healthcare facilities, leisure amenities and a railway station with services towards Ayr and Glasgow. The surrounding area offers access to the Galloway countryside and coastline, with the popular coastal village of Portpatrick a short drive away. Road connections provide access to the wider Rhins of Galloway, the A75 and the ferry terminals at Cairnryan, offering crossings to Northern Ireland.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Hillcrest Main Street Lochans, Stranraer

- End-terraced cottage situated on Main Street, Lochans
- Comfortable accommodation arranged over one level
- Two bedrooms, both with built-in storage
- Spacious lounge with feature fireplace and stove
- Modern fitted kitchen with navy units and integrated appliances
- uPVC double glazing and recently installed air source central heating
- Solar panels installed on the front roof elevation
- Generously proportioned, enclosed rear garden with lawn, patio areas and outbuildings
- Convenient location approximately 3 miles from Stranraer

Hillcrest is an attractive end-terraced cottage occupying a position on Main Street within the village of Lochans, approximately 3 miles from Stranraer. The property provides well-presented accommodation arranged entirely over one level, together with a generously proportioned rear garden.

The accommodation comprises an entrance porch opening into a spacious lounge, featuring a brick fireplace with inset stove, a front-facing window and ample space for freestanding furniture. The lounge provides access to the principal bedroom and an inner hallway leading to the remaining accommodation.



Hillcrest Main Street

Lochans, Stranraer

The kitchen has been fitted with a range of navy floor and wall-mounted units, contrasting worktops, integrated cooking appliances and a stainless steel sink. There is also an external access door. Both bedrooms offer comfortable accommodation with built-in storage, while the modern shower room comprises a shower enclosure, WC and wash-hand basin with fitted vanity storage.

The property benefits from uPVC double glazing, central heating and roof-mounted solar panels.

Externally, there is a small garden area to the front, with steps and a handrail leading down from Main Street to the entrance. To the rear is a substantial enclosed garden arranged over different levels, comprising a central lawn, established planting, paved seating areas and gravelled sections. There is also a selection of garden outbuildings, including a timber summerhouse and additional storage sheds.

This property represents an opportunity to acquire a two-bedroom cottage with generous outdoor space in a village location within easy reach of Stranraer.



Lounge

15' 10" x 12' 8" (4.83m x 3.87m)

A spacious main reception room accessed directly from the entrance porch, with a front-facing window providing natural light. The room features a brick fireplace with inset fire and provides direct access to the front bedroom, with a further doorway leading through to the rear hallway and remaining accommodation.

Bedroom

12' 8" x 9' 1" (3.87m x 2.76m)

A well-proportioned double bedroom accessed directly from the lounge, with a front-facing window providing natural light. The room benefits from fitted wardrobes offering extensive storage, a recessed storage area and a feature wallpapered wall. Finished with fitted carpeting and a central heating radiator.

Bedroom

10' 6" x 9' 3" (3.20m x 2.81m)

A well-presented double bedroom with a rear-facing window providing natural light and an outlook towards the garden. The room benefits from fitted carpeting, decorative wallpaper, ceiling coving and a central heating radiator. There is ample space for a double bed and additional freestanding bedroom furniture.



Shower Room

6' 1" x 5' 10" (1.86m x 1.78m)

A modern shower room fitted with a corner shower enclosure with glazed sliding doors and wall-mounted shower, wash-hand basin set within a vanity unit providing storage, and WC. Complemented by contemporary wall panelling, fitted flooring and a window providing natural light and ventilation.

Kitchen

11' 2" x 10' 6" (3.40m x 3.20m)

A modern fitted kitchen comprising a range of navy blue wall and floor-mounted units with contrasting worktops and a patterned tiled splashback. Incorporates a stainless steel sink with mixer tap, electric hob and built-in oven. Additional features include full-height storage cupboards, wood-effect flooring and a window providing natural light and an outlook over the garden. A partially glazed external door provides direct access outside.

Garden

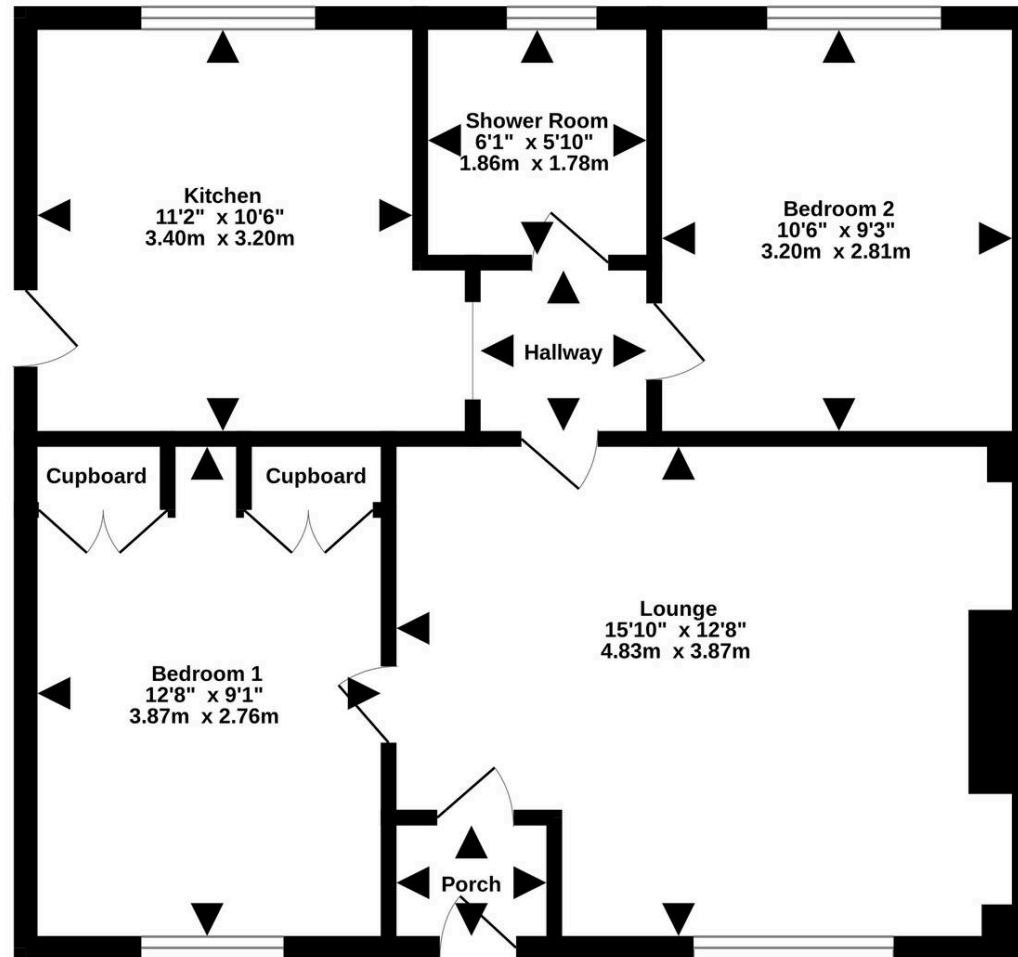
A generously proportioned, enclosed rear garden arranged over different levels, comprising a central lawn surrounded by established flower beds, mature shrubs and planting. There are paved patio areas providing space for outdoor seating, together with a gravelled section and pathways throughout. Additional features include a timber summerhouse, garden shed and further external storage. Timber fencing encloses the garden, while steps provide access to the raised area adjoining the rear of the property.

ON STREET





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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.