SWPC
south west property centre

Rosebank Cottage Main Street, Lochans

Stranraer DG9 9AW

Guide Price: £155,000

Rosebank Cottage Main Street

Lochans, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schools, are all located within Stranraer itself, some three miles distant. The ever popular seaside village of Portpatrick is located within 5 miles. It provides a range of hotels, restaurants, craft shop outlets, promenade and delightful harbour. There are also many splendid outdoor pursuits available in the area, including water sports and excellent golf courses.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An extended cottage
- Located within the village of Lochans
- Pleasant views over farmland to the rear
- Well-proportioned family accommodation over two levels
- Spacious main lounge with French doors leading to wooden decking
- Generous shaker design kitchen / diner
- Master bedroom with a well-appointed en-suite
- Ground floor shower room
- Air source heating, solar panels and uPVC double glazing
- Easily maintained garden ground

Located in the heart of the village of Lochans, this extended three-bedroom end-of-terrace cottage offers a blend of traditional character and contemporary comfort. Arranged over two well-proportioned levels, the home welcomes you with a spacious main lounge, where French doors open onto a wooden deck, inviting an abundance of natural light and providing a seamless transition between indoor and outdoor living. The generous shaker-style kitchen and dining area is thoughtfully designed for family gatherings and entertaining, while the ground floor also features a modern shower room for added convenience. Upstairs, the master bedroom boasts a well-appointed en-suite, creating a private retreat within the home. Enhanced by air source heating, solar panels, and uPVC double glazing, this property combines energy efficiency with everyday practicality, ensuring year-round comfort. Every detail has been considered to provide a welcoming and functional family environment, with tasteful finishes throughout and pleasant views over open farmland to the rear.

The property is set amidst its own easily maintained garden grounds. To the front, a terraced lawn sits behind a low-level wall, providing both privacy and kerb appeal. The enclosed rear garden features a timber deck directly accessed from the lounge - perfect for al fresco dining or simply enjoying the tranquil rural outlook. A paved patio and gravel borders add versatility, creating distinct zones for relaxation and recreation. From the rear garden, uninterrupted views stretch across picturesque farmland, enhancing the sense of peace and seclusion that defines this delightful cottage.

Lounge
A spacious main lounge with French doors leading to a timber deck. Spindle and rail staircase to the master bedroom, laminate flooring and a CH radiator.

Kitchen / Diner
A generous 'dining' kitchen fitted with a range of shaker-style floor units with ample marble-style worktops, incorporating a stainless steel sink with a swan-neck mixer. There is a ceramic hob, an extractor hood, a built-in oven, an automatic washing machine, a tumble dryer and a fridge/freezer. Recessed lighting and a CH radiator.

Dining Room
The dining room is laid out on an open-plan basis with the kitchen. Recessed lighting and a CH radiator.

Bedroom 2
A ground floor bedroom to the front with a CH radiator.

Shower Room
The shower room is fitted with a white WHB and WC. It has an easy-access shower cubicle with an electric shower and a waist-height shower screen. Vinyl wall panelling, wet room flooring and a CH radiator.

Bedroom 3
A ground floor bedroom to the rear with a CH radiator.

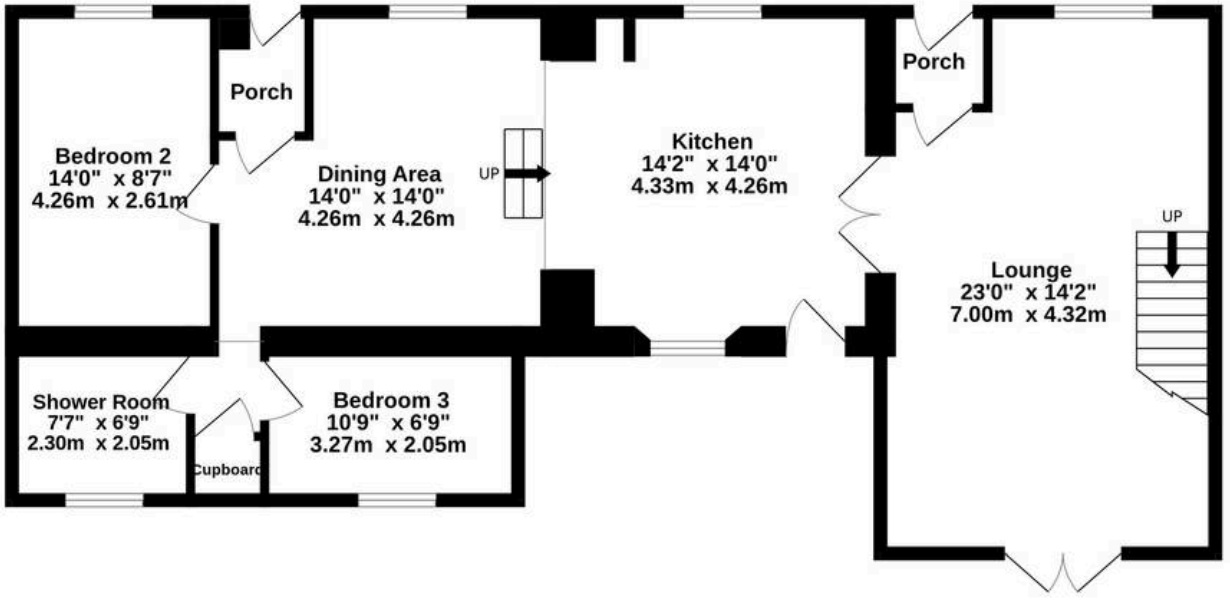
Bedroom 1
A spacious first floor master bedroom with pleasant views over open farmland. Recessed lighting and a CH radiator.

En - Suite
A generous en-suite fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. CH radiator and a large built-in cupboard.

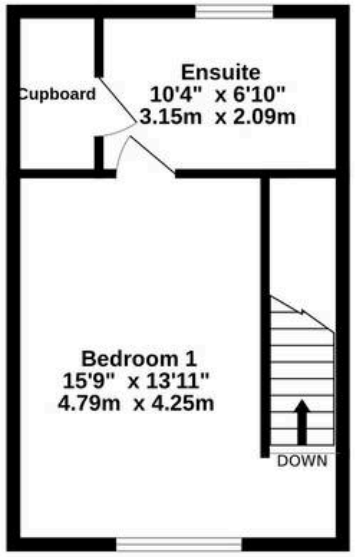
GARDEN

The property is set amidst its own area of garden ground. To the front there is a terraced lawn set behind a low-level wall. The enclosed rear garden is comprised of a timber deck located directly off the lounge, a paved patio and gravel borders. From the garden there are pleasant open views over farmland.

Ground Floor
971 sq.ft. (90.2 sq.m.) approx.



1st Floor
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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The Property Ombudsman

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