



Woodburn Cottage Main Street, Lochans

Stranraer DG9 9AW

Offers Over £115,000 are invited

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Lochans, Stranraer

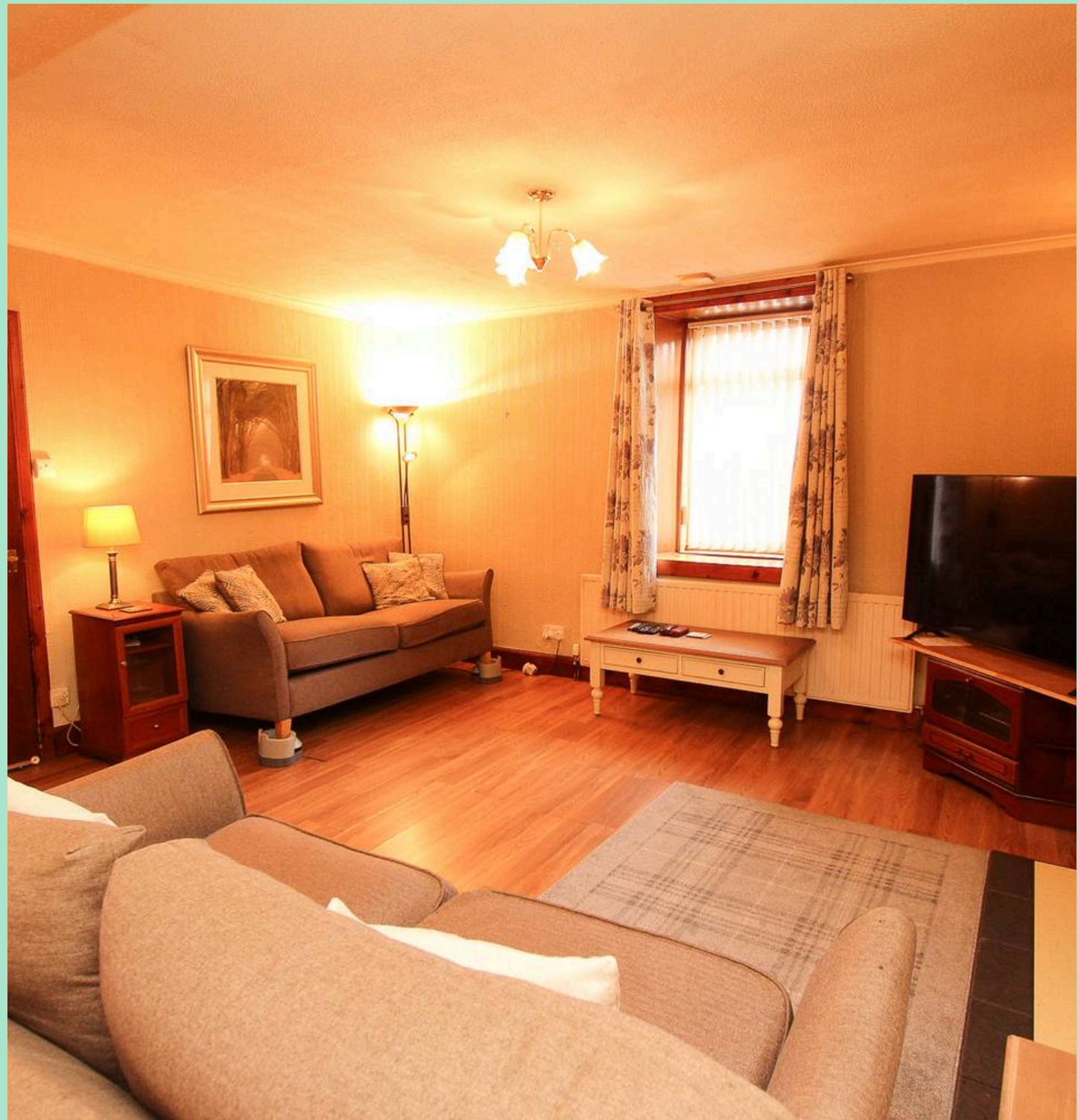
All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schools, are all located within Stranraer itself, some three miles distant. The ever-popular seaside village of Portpatrick is located within 5 miles. It provides a range of hotels, restaurants,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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An extended, mid terrace cottage
- Located in the heart of Lochans village
- Spacious family accommodation over two levels
- Well-proportioned lounge / dining room
- Medium oak kitchen
- Generous bathroom
- Master bedroom with an en-suite wet room
- Sun porch to the rear
- Electric central heating and double glazing
- Enclosed, mature garden ground to the rear



Situated in the heart of Lochans village, this charming and thoughtfully extended four-bedroom mid-terrace cottage offers an exceptional blend of character and convenience. Spanning two levels, the property is arranged to provide spacious family accommodation, perfect for those seeking both comfort and style. Upon entering, you are welcomed into a well-proportioned lounge and dining room with a warm and inviting atmosphere ideal for entertaining or relaxing. The medium oak kitchen is equipped to cater to the demands of family life. The accommodation further comprises a generous family bathroom, and the master bedroom enjoys the added benefit of an en-suite wet room.

To the rear, a delightful sun porch offers the perfect spot to unwind, seamlessly connecting the interior living spaces with the mature garden beyond.

The outside space provides a private oasis for outdoor living and gardening enthusiasts alike. The enclosed rear garden is landscaped, featuring a lawn and gravel border, flower beds, mature shrubs, and feature trees that offer both shade and visual interest throughout the seasons. Paved pathways lead through the garden grounds, while the large garden shed and adjoining lean-to potting shed provide ample storage and workspace for gardening projects or hobbies. This outdoor area invites alfresco dining, family gatherings, or simply enjoying the peaceful village setting.

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Lounge/Dining Room

A well-proportioned room to the front featuring a wooden fire surround with an electric fire. Wall lights, laminate flooring, CH radiators and a TV point.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with granite-style worktops incorporating an Asterite sink with a swan-neck mixer. There is an electric cooker point, an extractor hood and plumbing for an automatic washing machine.

Sun Porch

A sun porch to the rear with a view over the garden ground. Tiled flooring and an electric heater.

Bedroom 1

A ground floor bedroom to the front with a WHB, en-suite wet room, laminate flooring and a CH radiator.

En -Suite

A useful, fully tiled en-suite wet room with a mains shower and a CH radiator.

Bedroom 2

A ground floor bedroom to the rear overlooking the garden. CH radiator and a TV point.

Bathroom

The spacious bathroom is fitted with a white 3-piece suite comprising a WHB, WC and a roll-top bath. There is a separate vinyl-panelled shower cubicle with a mains shower. Heated towel rail.



Bedroom 3

A first-floor bedroom to the front with built-in wardrobes and a CH radiator. There is access to a floored loft by way of one of the wardrobes.

Bedroom 4

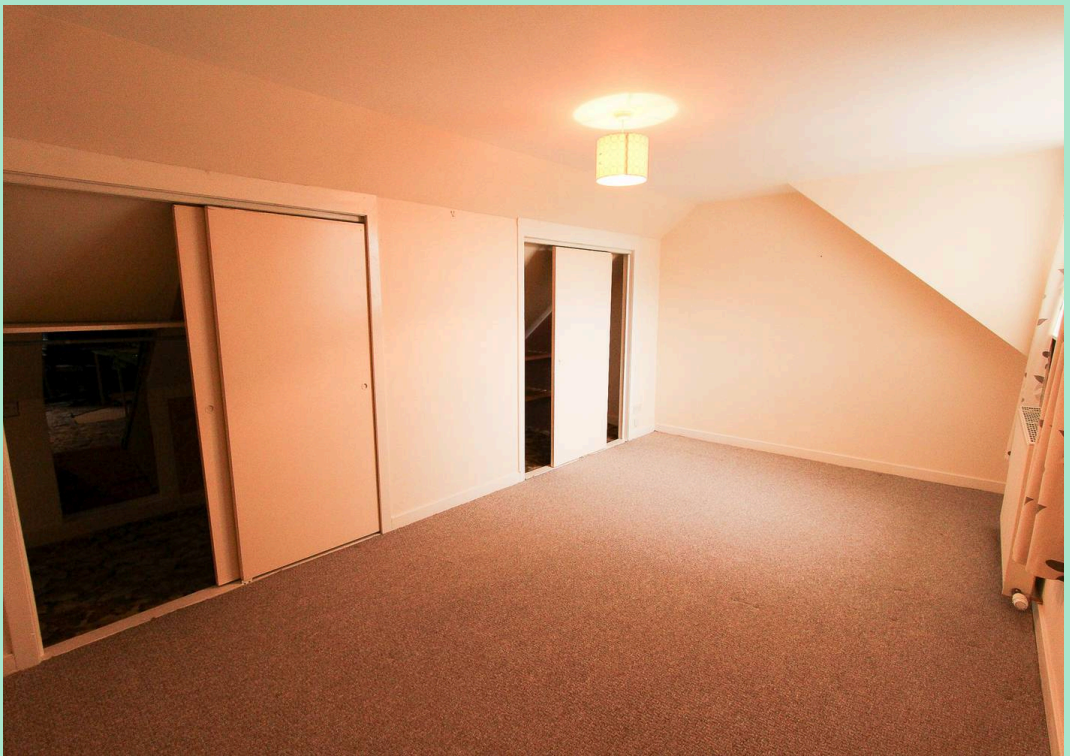
A further first-floor bedroom to the front with built-in wardrobes, a CH radiator and a built-in cupboard housing the hot water tank.

Garden

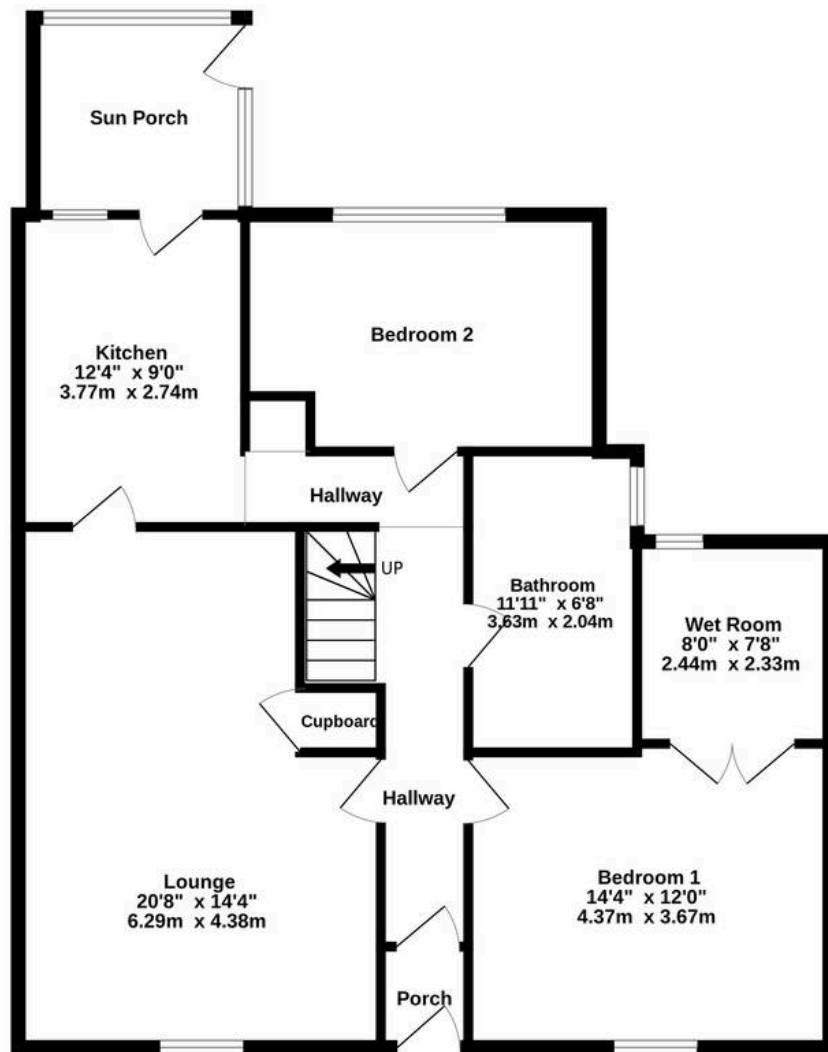
The property has its own area of enclosed garden ground to the rear comprising an area of lawn, a gravel border, flower borders, mature shrubs, feature trees and paved pathways. There is a large garden shed with a lean-to potting shed to the side.

ON STREET

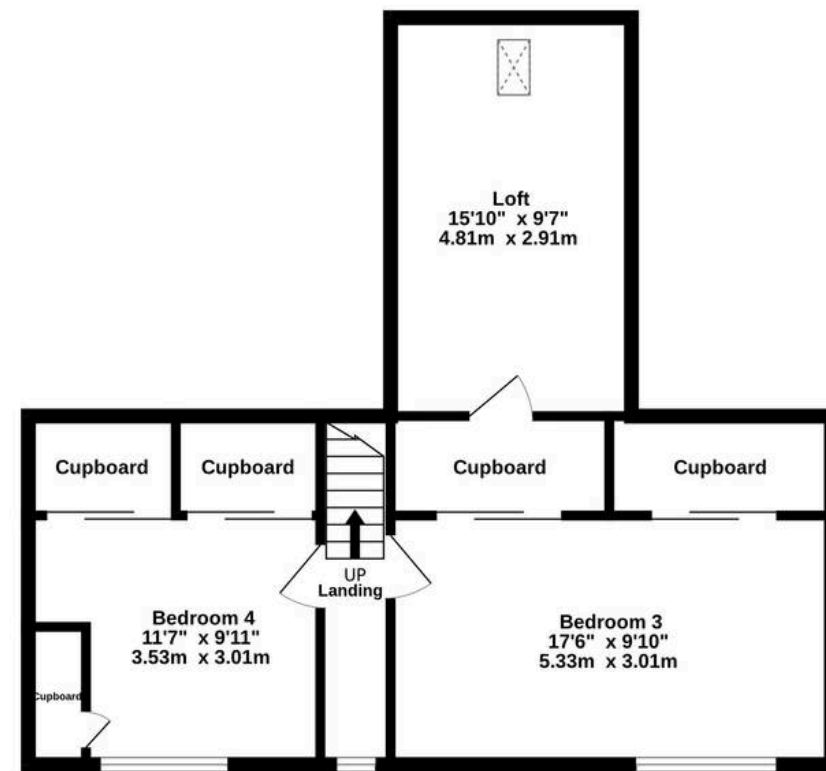




Ground Floor
1014 sq.ft. (94.2 sq.m.) approx.



1st Floor
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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