



Boreland Cottage  
Lochans  
Stranraer  
Dumfries and Galloway  
DG9 8NZ

Detached rural cottage close to Stranraer, in need of full renovation.

- 2 bedrooms
- Views onto open farmland
- Easily maintained garden



Boreland cottage is a detached property situated in rural area some 4 miles east of Stranraer with views over open farmland.

The cottage requires total refurbishment but has the potential to provide a comfortable 2 bedroom property with garden and off-road parking.

## Floor Plan



### Accommodation

Entrance Porch - 2.4m x 2.6m

Hall - 1.5m x 1m

Bathroom - 3.1m x 1.9m

Lounge - 3.7m x 4.2m

Bedroom 1 - 4.2m x 2.7m

Bedroom 2 - 4.6m x 2.6m

Kitchen - 3.4m x 2.6m

Inner Hall - 2.7m x 1.1m

### Services

Mains electricity (subject to

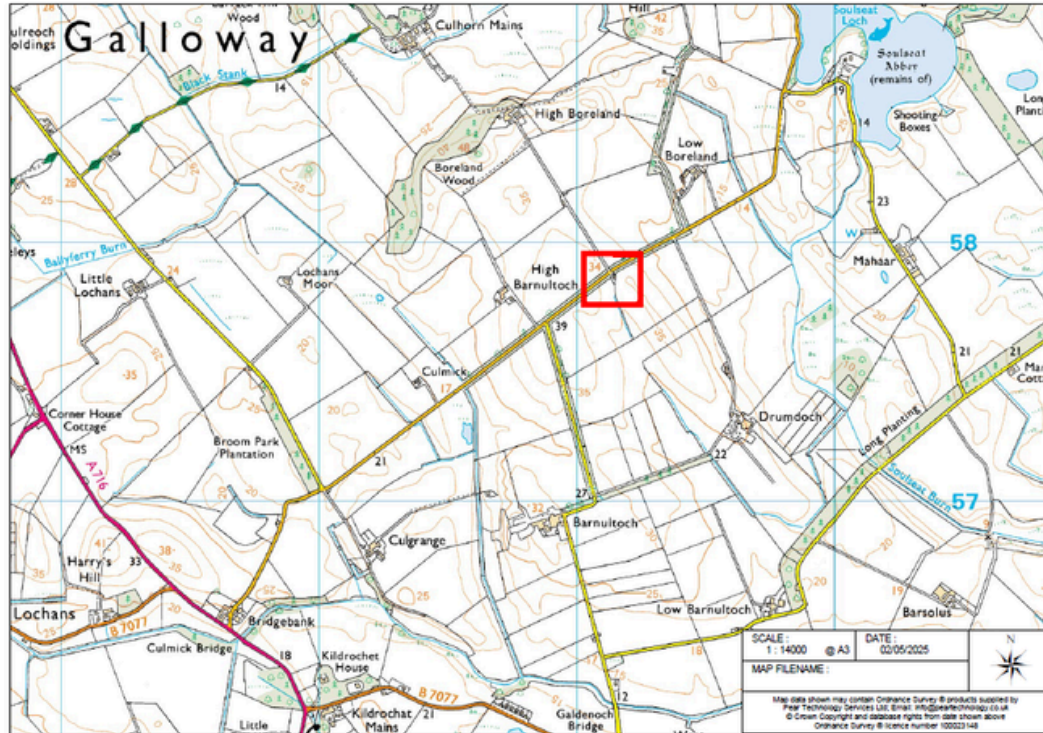
reconnection) and water

Drainage to a septic tank

Council Tax Band: To be assessed

EPC: Not applicable

# Location and property plan



Not to scale

## What3Words

To find this property using the What3Words app, enter

///machine.seated.hardback

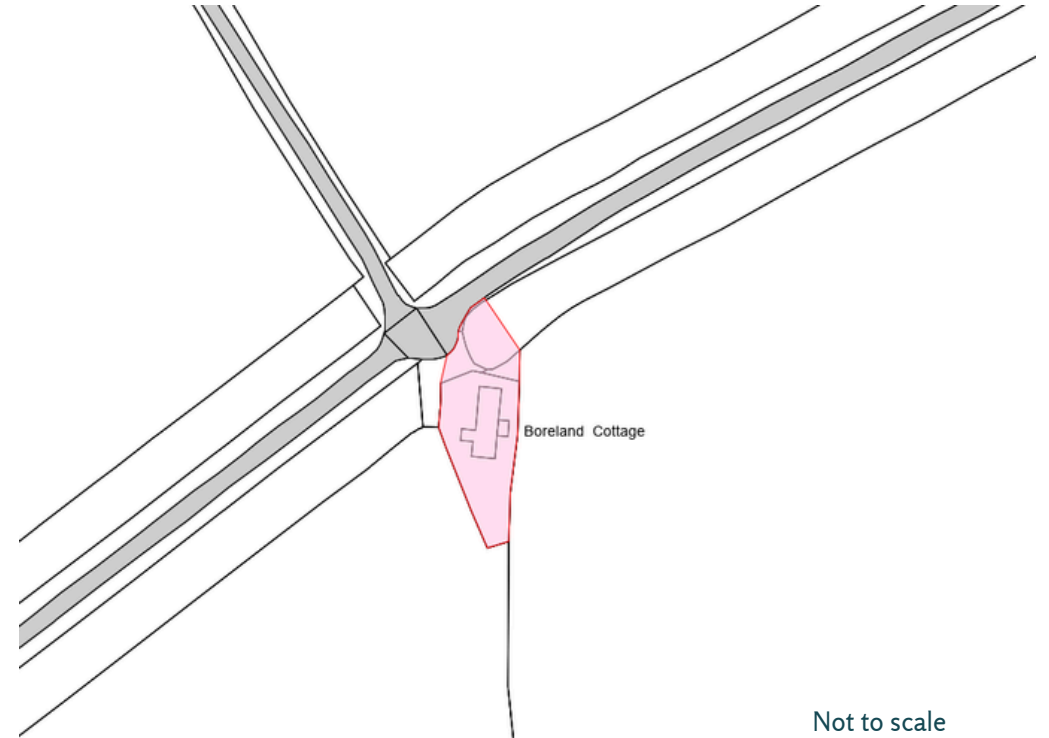
This will bring you to the front door.

## Distances by road

Castle Kennedy - 2 miles

Lochans - 3 miles

Stranraer - 4 miles



Not to scale



# SALE INFORMATION

## Home Report

Not applicable.

## Viewing

Strictly by appointment with Stair Estates - 01776 702024. Due to the hazardous condition of the cottage viewers are asked to proceed with caution.

## Entry and Possession

Immediately upon completion.

## Offers

Offers in Scottish Legal Form are to be submitted to the Seller, Stair Estates. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Seller following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

## Notes

These particulars do not form any part of any contract.

The statements or plans are not warrantied nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.



Stair Estates Office  
Sheuchan  
Castle Kennedy  
Stranraer  
DG9 8SL

01776 702024  
property@stairestates.com