



# STAIR ESTATES



## DETACHED RURAL COTTAGE 4 MILES FROM STRANRAER, IN NEED OF RENOVATION

- 2 bedrooms
- Quiet rural location
- Surrounded by open farmland

Portpatrick - 3 miles

Lochans - 2 miles

Stranraer - 4 miles

Craigenquarroch Keeper's Cottage is a single storey detached cottage located in a rural location between the villages of Lochans and Portpatrick.

The town of Stranraer, where all the major amenities are, is located approximately 4 miles from the Cottage. In the town you will find supermarkets, primary schools and the secondary school along with leisure and healthcare facilities.

The cottage has a gross internal floor area of 59m<sup>2</sup> or thereby and it is estimated that the property was constructed in the mid to late 1800s.

The accommodation comprises of a living room, dining kitchen, 1 double and 1 single bedroom and a bathroom.

Heating is from a solid fuel back boiler situated in the living room.



Craigenquarroch Keeper's Cottage is a detached property situated in rural area some 4 miles south of Stranraer.

The cottage requires refurbishment and will provide a comfortable 2 bedroom property with garden and off-road parking.

## FLOOR PLAN

### Accommodation

Front Hall - 1.9m x 0.9m

Bathroom - 2.8m x 1.7m

Living Room - 4.0m x 3.4m

Bedroom 1 - 4.0m x 2.9m

Bedroom 2 - 2.9m x 2.2m

Kitchen - 3.5m x 2.2m

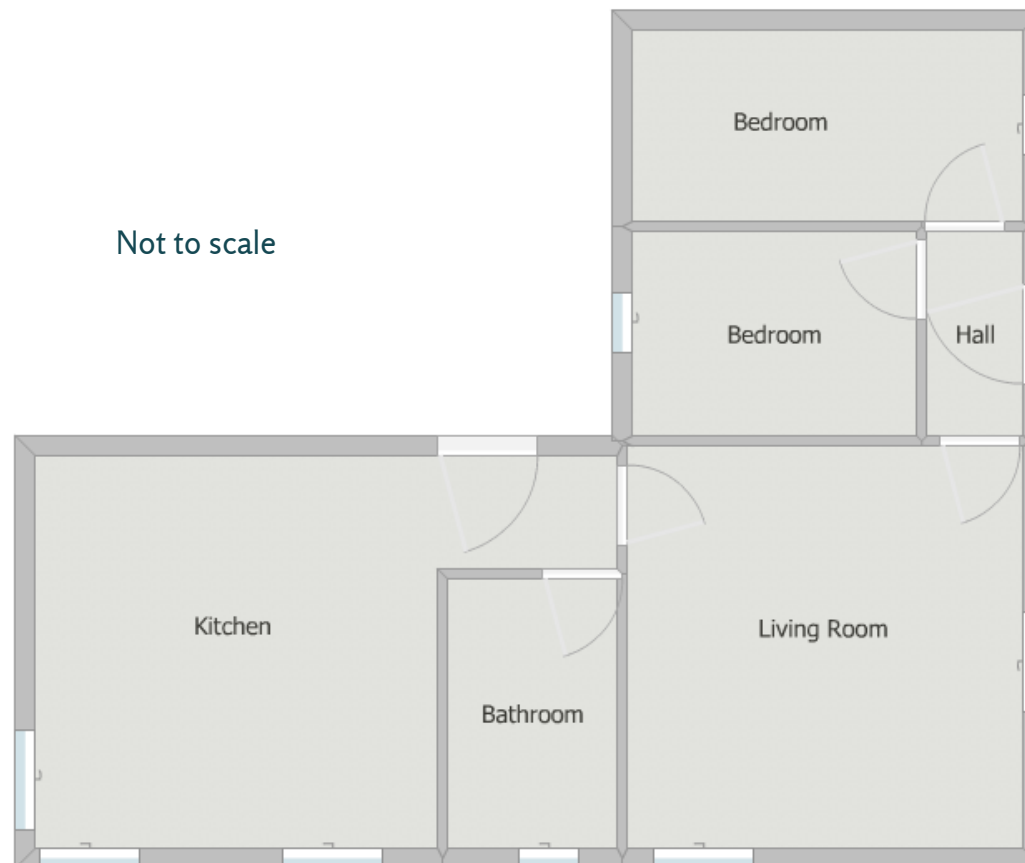
### Services

Mains electricity and water

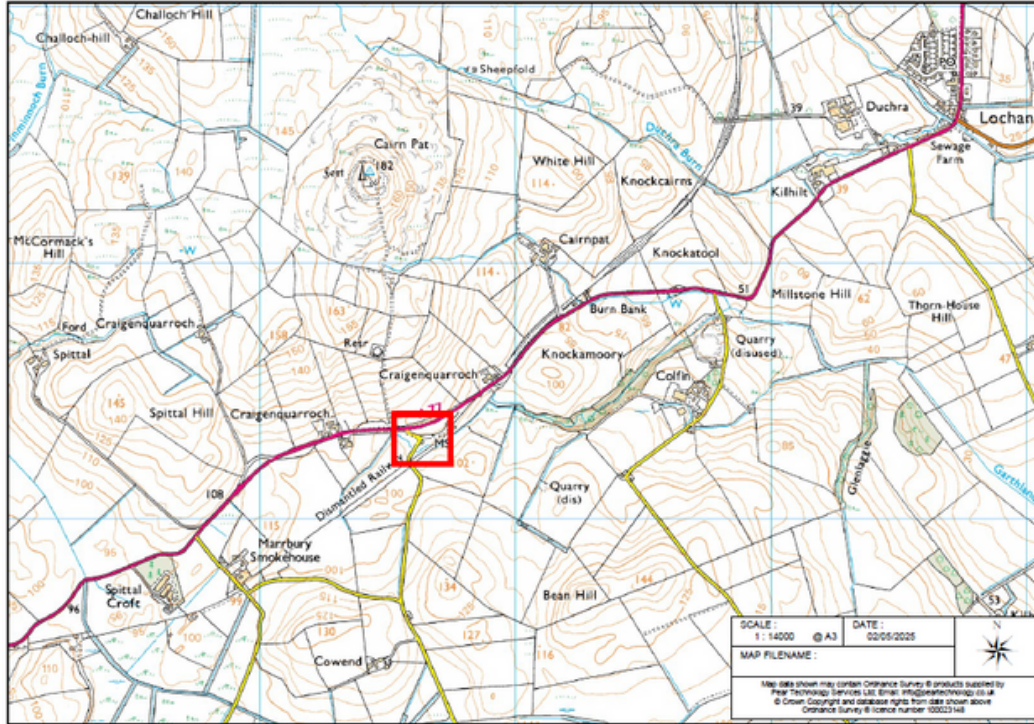
Drainage to a septic tank

Council Tax Band: C

EPC: F



## LOCATION AND PROPERTY PLAN



Not to scale

### What3Words

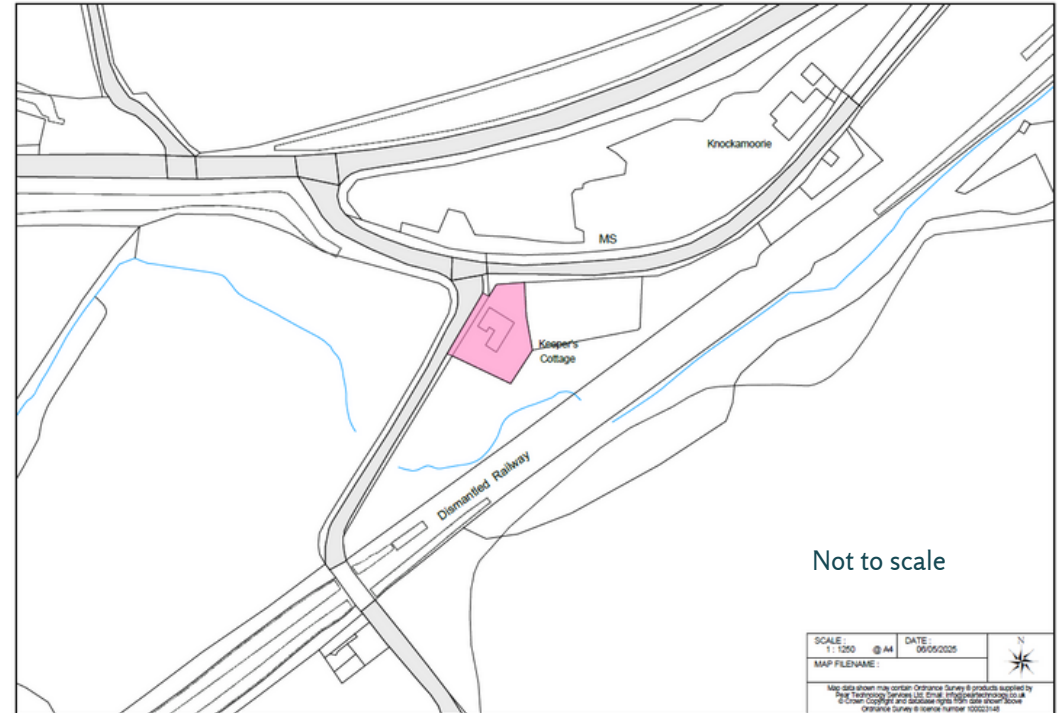
To find this property using the What3Words app, enter  
///tested.glad.chess

### Distances by road

Portpatrick - 3 miles

Lochans - 2 miles

Stranraer - 4 miles



## SALE INFORMATION

### Home Report

Available on request.

### Viewing

Strictly by appointment with Stair Estates - 01776 702024.

### 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.



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