



SLEWDONAN,
DAMNAGLAUR,
DRUMMORE,
DG9 9QN

SOLICITORS & ESTATE AGENTS
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**CHARMING SEMI-DETACHED TRADITIONAL SCOTTISH COTTAGE
WITH MODERN ADDITION**

**IDYLLIC LOCATION WITH SPECTACULAR OUTLOOK INCLUDING
VIEW TO LUCE BAY AND OPEN FARMLAND**

CENTRAL HEATING, FULL DOUBLE GLAZING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,
LOUNGE, SUN LOUNGE, SHOWER-ROOM 1, SHOWER-ROOM 2,
DINING ROOM, KITCHEN, REAR VESTIBULE, 2 BEDROOMS,
BOX ROOM**

ATTRACTIVE SECLUDED GARDENS

GARAGE & OUTBUILDINGS

OFFERS AROUND £140,000

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DESCRIPTION

Slewdonan is a charming semi-detached traditional Scottish cottage located in the hamlet of Damnaglaur near Drummore.

The property benefits from full double glazing and central heating with a modern sunroom addition.

The property has a spectacular outlook over open farmland and Luce Bay and is located but a short distance from Drummore, Scotland's most southerly village and from the Mull of Galloway with its Stevenson Lighthouse Visitor Centre and RSPB Bird Sanctuary.

The surrounding countryside is a sought after beauty spot and holiday destination so the property would make an excellent holiday home or Airbnb investment.

Some upgrading is required as is reflected in the price but with a little imagination, an enviable dwelling can be yours.

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ACCOMMODATION

VESTIBULE: (5'4" x 5')

uPVC front door to vestibule with solid floor. Two windows to front and side. Timber/glazed internal door to hall/stair.

HALL/STAIR:

Providing access to other accommodation. Wooden staircase/balustrade. Timber glazed door to rear vestibule.

REAR VESTIBULE: (4'6" x 2'10")

Understair cupboard. uPVC rear door to garden.

LOUNGE: (15' x 12')

Spacious public room with a view to the front of the property. Fyfestone fireplace housing electric fire. Communicating door to Sun Lounge.



SUN LOUNGE: (14' x 11'6")

Bright spacious Sun Lounge with windows to two elevations. Beautiful outlook over open farmland and Luce Bay. Shower-Room off.



SHOWER-ROOM 1: (10' x 4')

Modern shower-room with walk-in shower. White w.c. and wash-hand basin. Modern radiator. Vinyl floor covering. Melamine panels around shower. Wall mounted medicine cabinet.



CORRIDOR:

Providing accommodation to Shower-Room 2 and Dining Room.

SHOWER-ROOM 2: (8'6" x 5'9")

Modern shower-room with ceramic tiling to ceiling height. Melamine panels around shower. Wall mounted medicine cabinet. Wall mounted electric fan heater.



DINING ROOM: (17'6" x 9'6" at maximum)

Further spacious public room with fystone fireplace housing electric fire. Pantry cupboard. Communicating door to kitchen.



KITCHEN: (9' x 6')

Galley style kitchen with a good range of modern units both base and wall mounted. Vinyl floor covering. Asterite sink with mixer tap. Wood panelling.



UPSTAIRS

BEDROOM 1: (16'6" x 12'9")

Large double bedroom with coombed ceilings. Views to front and rear comprising a spectacular sea view to the front of the property and a view over the garden to the rear. Most attractive tiled/cast iron fireplace with wooden mantle.



BEDROOM 2: (18'6" x 16'6" at maximum)

Further generously proportioned bedroom with coombed ceilings. Built-in cupboard with Electra Flow heating system controls.



BOX ROOM: (9'6" x 6')
 Velux window to the front of the property. Possible child's room or computer room or additional storage. Coombed ceiling.

OUTSIDE

GARDENS:
 Gardens to side and rear. Summerhouse. Wooden shed. Laid out in lawns with shrubberies and flower borders. Patio and paths. Charming stone circle.



GARAGE:
 Detached single garage with up-and-over door.



SERVICES:
 Mains water and electricity. Drainage to a septic tank. Central heating.

ENTRY:
 Early entry available.

VIEWING:
 Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:
 and "C".

PRICE:
 Offers around £140,000 are invited.

OFFERS

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,
 4/6 SOUTH STRAND STREET,
 STRANRAER, DG9 7JW.**





The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.