This is a substantial, extended middle terrace house built circa 1870 and of predominantly traditional stone/slate construction.

The house forms a row comprising 4 similar properties tucked away in a quiet locality in the village of Drummore. The locality affords easy access to the harbour and sea front. From the front garden there is a pleasant southerly aspect across surrounding farmland toward Luce Bay and Solway Coast.

The house is south facing and affords a light and airy interior which extends to approximately 1200ft² (gross internal floor area) providing accommodation configured as follows: Entrance Porch with uPVC front door and timber/glass door to living room. The spacious Living Room/Dining Room is a light and airy room with windows front and rear, gas fire. Inner hall provides access to kitchen, shower room, utility area and stairs to upper floor. The Kitchen is fitted with a range of contemporary style base and wall mounted cabinets incorporating integrated hob, column mounted oven and extractor canopy. The walls in the kitchen are tiled as is the floor. Utility area through to shower Room with w.c., wash hand basin and shower stall with electric shower unit. Upstairs are 3 bedrooms and bathroom. Bedroom 1 is a substantial double, 2 windows to front from where there is a delightful outlook south across the garden towards farmland and Luce Bay. Bedroom 2 has window to rear. Bedroom 3 has also window to rear. The Bathroom with window to rear is fitted with w.c., wash hand basin and bath and over the bath is a mixer shower. The bathroom has a tiled floor and walls are also tiled.

The house is double glazed and central heating is by way of gas (LPG).

A driveway affords access to the properties forming this terraced row. Directly opposite the house and across the driveway there is a delightful level and well planted established garden. At the bottom of the garden there is a timber shed. At the rear of the house is a large yard and here can be found two timber sheds one of which is equipped with light and power.

Drummore is Scotland’s most southerly village and is located amidst striking rural and coastal surroundings on the South Rhins. In the village there is a primary school, shop, Post Office, bowling green, hotel and small harbour. Drummore is situated approximately 17 miles south of Stranraer which provides secondary and primary schooling, a general hospital, a variety of independent and multiple retailers, small marina, curling rink, leisure centre with swimming pool and a number of hotels and restaurants. At Stranraer Harbour there is a railway station affording connections north to Ayr, Prestwick Airport and Glasgow. There are ferry connections at Cairnryan to Northern Ireland.

There are many attractions that this corner of Wigtownshire offers which include: gardens open to the public including Logan Botanic Garden and Castle Kennedy Gardens; Galloway Forest offering exceptional walking and cycling and boasting its designation as the first Dark Sky park outside the U.S.A. There are many beautiful coastal walks to be enjoyed, stone circles and ancient ruins along with an RSPB reserve to visit. There are other sporting opportunities such as salmon and trout fishing on the district’s numerous lochs. Sea angling is available both on rocks along the coastline and by boat from nearby Ardwell, Stranraer and Port Logan. The village of Portpatrick has a delightful harbour as its focal point and in Portpatrick there are a number of bars and restaurants and also an 18 hole golf course. Portpatrick is the starting point along the Southern Upland Way. There are numerous golf courses these being at Stranraer, Glenluce, Newton Stewart and many more in Ayrshire including the internationally renowned links at Turnberry.
<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Porch</td>
<td>5'4&quot; x 7'</td>
</tr>
<tr>
<td>Living Room</td>
<td>21'7&quot; x 16'9&quot;</td>
</tr>
<tr>
<td>Kitchen</td>
<td>10'3&quot; x 8'10&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>11'9&quot; x 16'11&quot; at widest points</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>9'4&quot; x 9'6&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>9'5&quot; x 10'9&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>6' x 7'3&quot;</td>
</tr>
<tr>
<td>Shower Room</td>
<td>8'11&quot; x 6'10&quot;</td>
</tr>
<tr>
<td>Utility Area</td>
<td>8'11&quot; x 3'2&quot;</td>
</tr>
</tbody>
</table>

Dimensions are approximate and floor plan is not to scale
Directions
From Stranraer follow signpost A77 for Portpatrick/Drummore. Continue on A77 passing junction signpost Lochans at this point the road becomes the A716 continue straight ahead through village of Stoneykirk and passing the village of Sandhead. On arriving at Drummore proceed to centre of village and at T junction turn left to Mill Street and continue on Mill Street down toward the harbour veering right continuing along the side of the harbour toward the shore, turn right from Calliness Road and proceed up ramp access towards Coastguard Station and Fire Station, turn hard right and proceed toward Coastguard Cottages. Proceed along driveway which runs in front of terraced row. The subjects of sale are situated in the middle of the row.

Anti Money Laundering Regulations
An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

General Comments
Home Report available details on request.
Drainage is to septic tank. Mains electricity and water.

Offers
Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Council Tax: Band C
EER: Band E (40)

Viewing
By appointment only. Contact agents, G•A•P, t: 01776 700060 e: stranraer@gapinthemarket.com

Conditions of Sale: We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

Pre-sale Appraisal: If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.
View across from garden across farmland towards Luce Bay
Rear Elevation

Garden

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