

Galbraith



SCOTBY

BROADSTONE ROAD, STRANRAER



SCOTBY, BROADSTONE ROAD, STRANRAER DG9 0EX

A charming detached property on the shores of Loch Ryan with panoramic views across the Loch, Ailsa Craig and the Isle of Arran beyond.

Newton Stewart 26 miles ■ Ayr 51 miles ■ Dumfries 73 miles

Acreage 0.29 acres

Offers Over £305,000

- 2 reception rooms. 4 bedrooms
- Picture windows framing the uninterrupted views
- Across the road from the beach
- Garage
- Garden
- Parking and turning space

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

Scotby is situated in a slightly elevated position on Broadstone Road, a quiet sought after location in Stranraer with a single row of properties, just across the road from the water's edge.

Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025, the Scottish Fin and Foil wind surfing open championships were held here in 2023.

The town benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre.

Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club at Creachmore, Dunskey at Portpatrick and is only 35 miles to the famous Turnberry Golf Club.

Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

DESCRIPTION

Scotby sits proudly on the shore line, elevated perfectly to frame the absorbing view of the entire Loch and northwards to the Firth of Clyde.

A suspended swinging seat in the entrance porch allows you to sit and relax and take in your surroundings, at any time of the day. The entrance porch opens in to the hall where there is a cloakroom cupboard, ideal for storing sandy boots and outdoor clothing, and the hall opens to the dining room, kitchen with stairs to the half landing and first landing. The stylish and modern kitchen has a stunning granite worktop, inspired by its surroundings and chosen to replicate the egg shells of seabirds nesting on the beach. The cooking facilities are provided by a Neff 4 ring induction hob, oven and grill, with a Neff 'slide and hide' oven door. The utility room adjacent has direct access to the garden behind.

The dining room has recessed bookshelves and a bay window and opens through to the spacious sitting room adjacent. The sitting room boasts a sizeable picture window which in turn floods the room with natural light, and a multi-fuel stove adds additional heat, for the cooler evenings.

A half landing leads to bedroom 1 which is situated above the garage, with a 4 meter picture window, again allowing light in and taking in the view. Wall to wall fitted wardrobes and a dressing table area provide ample storage and complete the room, the bathroom next door has a separate shower unit and roof light

The first floor boasts three bedrooms and a shower room, bedrooms 2 and 3 have views of the Loch, and the fourth bedroom, which could be utilised as an office, looks out over the garden to the rear.

Oil fired central heating is powered by a new Worcester Heatslave 25/32 boiler, installed in February 2024, which is covered by a seven year guarantee. The original property, built in the 1950's sits under a Rosemary clay tile roof and the extensions added either side in the 1970's, have flat roofs, which were renewed four years ago.

Scotby is a spacious family home, offering the best of both worlds by way of that rural/coastal feel with walks and coastal views yet all the benefits of close proximity to the town and all the amenities and services provided there

ACCOMMODATION

Ground Floor: Entrance Porch, Kitchen, Utility Room, Dining Room, Sitting Room
 Half landing: Bathroom, Bedroom 1
 First Floor: Bedroom 2, Bedroom 3, Bedroom 4/Office, Shower Room

GARDEN

As you arrive at Scotby there is off road parking for more than one vehicle on the drive and an area of gravel along the front of the property leads to a second entrance/exit on to Braodstone Road. There is also space for two regular sized vehicles in the garage if required. The garden to the front has been landscaped over the years to form a low maintenance area with small borders and planters, careful consideration has taken to ensure the planting reflects the coastal location. Gated paths on either side lead to the terraced garden behind. The garden rises up to the boundary fence and is mainly laid to lawn, with a seating area, borders and a number of fruit trees including apple and plum trees.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Scotby	Mains	Mains	Mains	Freehold	Oil Fired	Band G	E53

DIRECTIONS

In Stranraer travel on the A717 along Market Street and on to Sheuchan Street, and continue until Broadstone Road is signposted on your right. Scotby is approximately 0.3 miles along this road on the left.

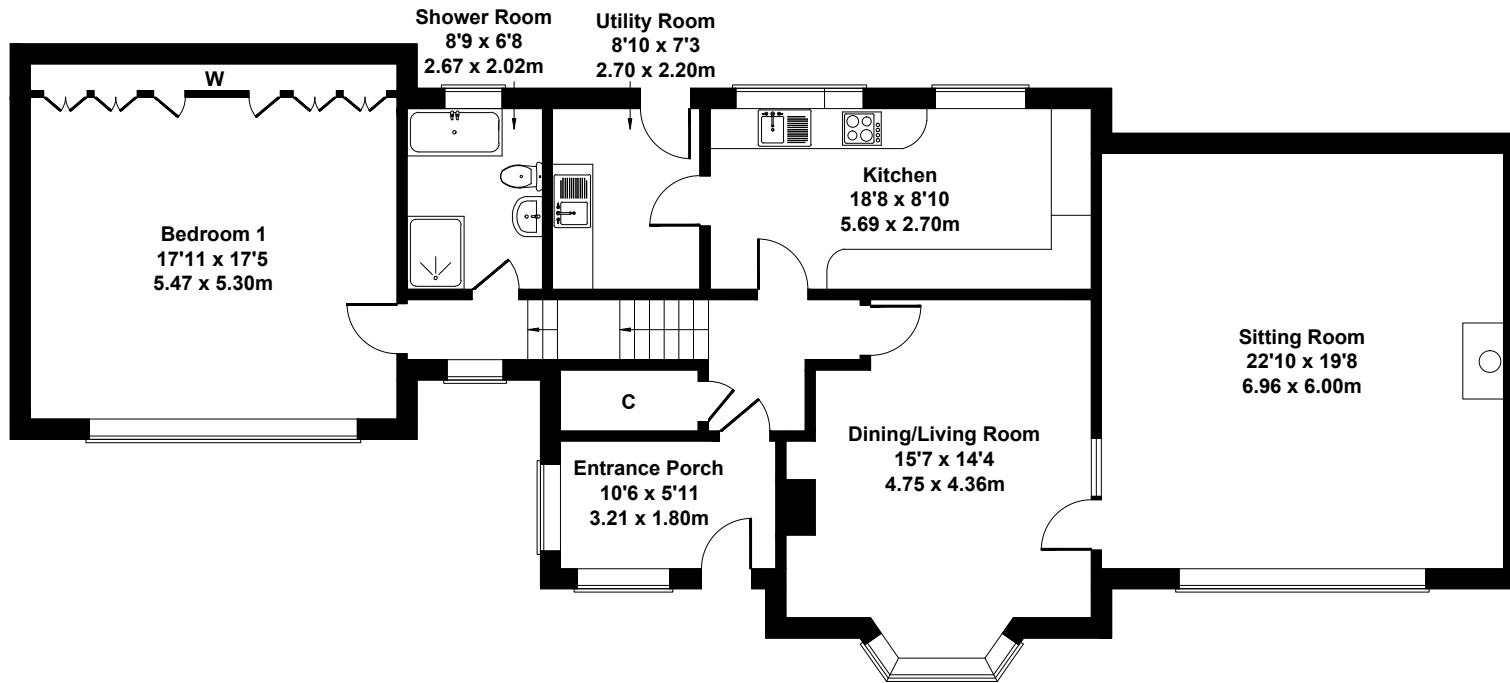




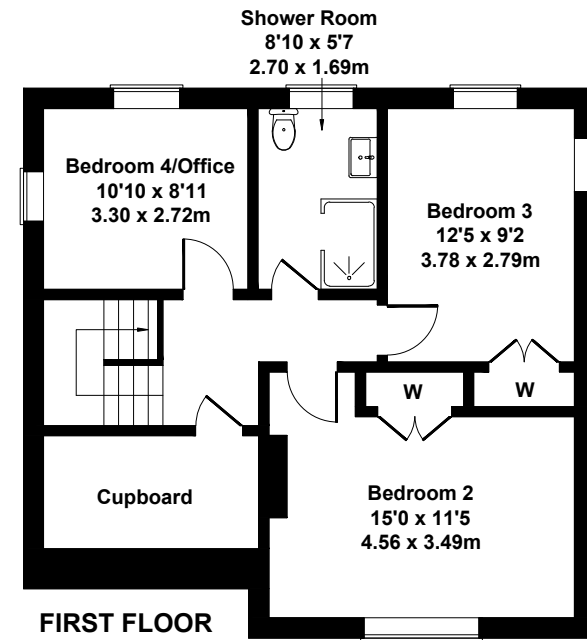
Scotby, Broadstone Road, Stranraer, DG9 0EX

Approximate Gross Internal Area

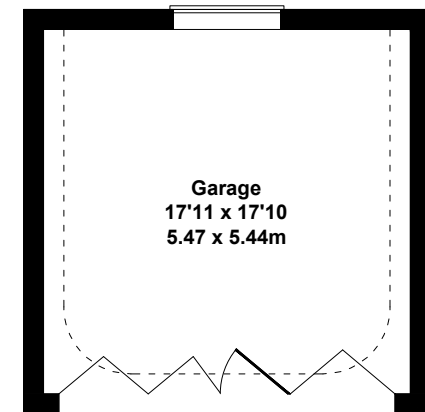
2390 sq ft - 222 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

POST CODE
DG9 0EX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [mondays.legal.currently](https://www.what3words.com/)

SOLICITORS

McJerraw & Stevenson, Lockerbie,
55 High Street, Lockerbie, Dumfries and Galloway
DG11 2JJ

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

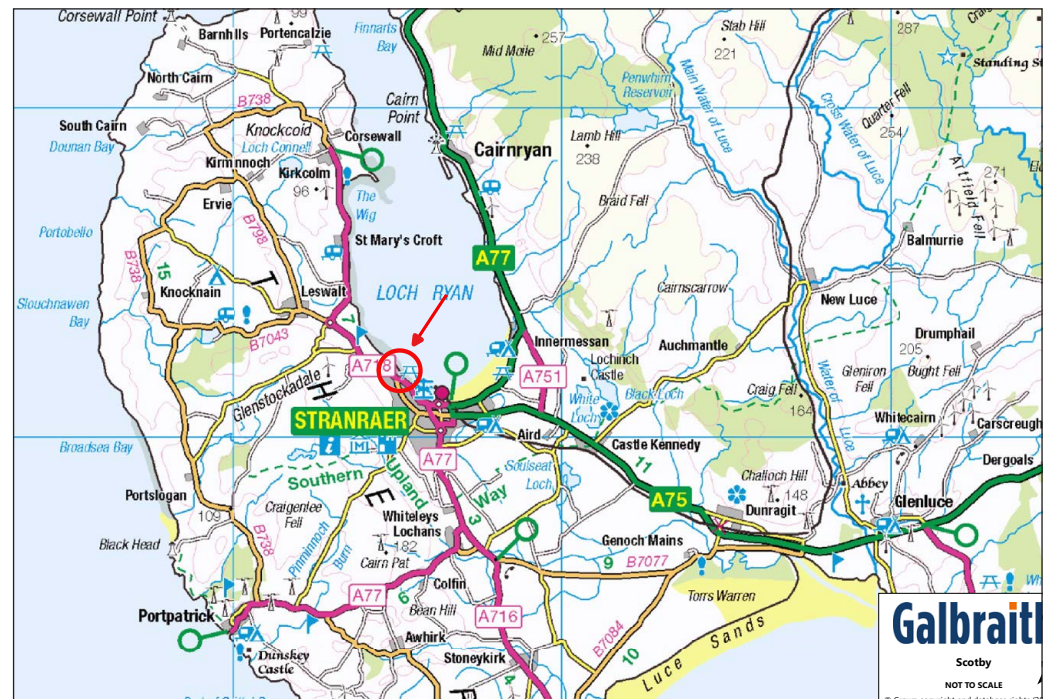
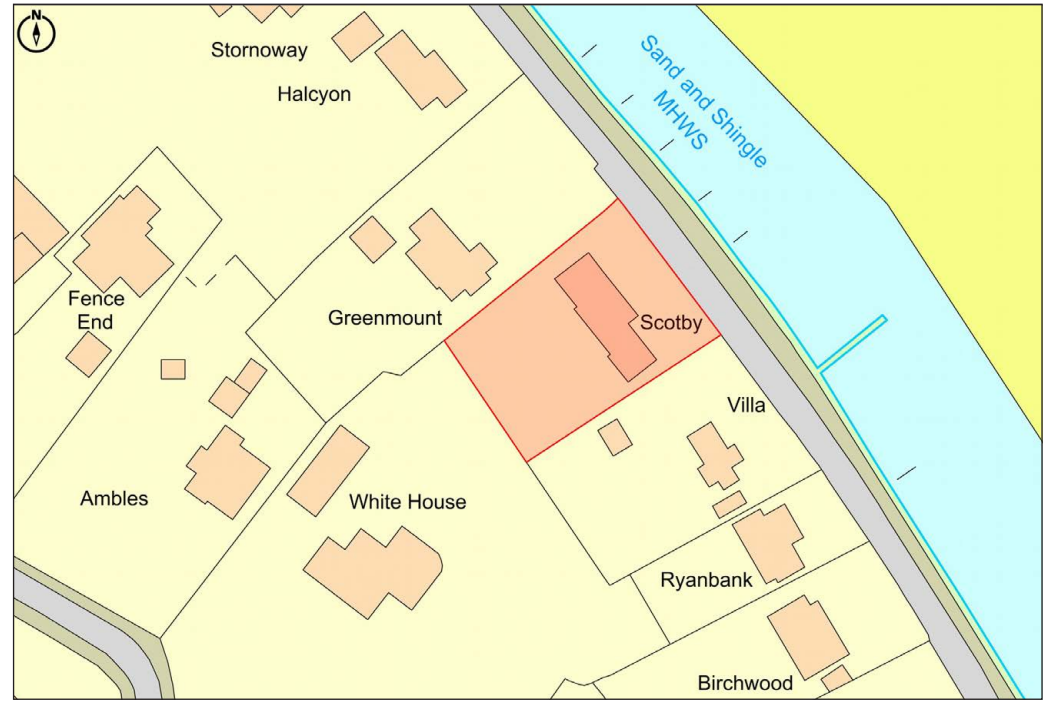


Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2024.









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