



# LOCHANS LODGE

MAIN STREET, LOCHANS, STRÁNRAER







# LOCHANS LODGE, MAIN STREET, LOCHANS, STRANRAER

A seven bedroom end of terrace village property, currently utilised as three self-contained flats, offering great flexibility in layout to align with a buyer's needs.

Stranraer 2.8 miles ■ Portpatrick 5 miles  
Ayr 53 miles ■ Dumfries 71 miles

Guide Price £265,000

- 4 reception rooms. 7 bedrooms
- Option to let as 3 self-contained flats with appropriate permissions
- Could be reconfigured to provide a spacious family home/suitable for multigenerational living
- Walking distance to local shop
- Good transport links, on local bus route and approximately three miles from the train station.
- Pottery Room/Craft rooms & Workshop

## Galbraith

Castle Douglas  
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 OnTheMarket





Kitchen

### SITUATION

Lochans Lodge is situated in the village of Lochans, between Stranraer and Portpatrick, on the Rhins of Galloway Peninsula. Lochans has a shop & post office and village hall, and nearby Stranraer has a secondary school, primary schools, hospital (Galloway Community Hospital), a number of supermarkets, shops, offices, hotels, restaurants and a train station. Trains to Ayr and Glasgow are available at Stranraer and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries & Lockerbie, 71 miles & 84 miles respectively to the east. Domestic and international flights are available at Prestwick Airport, 56.4 miles north, and Glasgow and Edinburgh Airports, 90 and 134 miles respectively.

Portpatrick has a number of shops, a primary school, church, putting green, beachfront hotels & restaurants and in the summer you will find people dining al fresco as they admire the stunning sea view. Portpatrick RNLI Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West.



Bedroom 3

### DESCRIPTION

Lochans Lodge is a seven bedroom end of terrace property currently utilised at three self-contained, but inter-connected, flats, offering a number of layout options. At present the vendor lives within the ground floor one bedroom accommodation, with a further two bedroom accommodation including a kitchen, living room and shower room to the front of the property. The first floor comprises four en-suite bedrooms, a spacious sitting room, kitchen and sun room with a small balcony. Each flat benefits from its own entrance from the courtyard, however internal doors can be opened/unlocked if the property is to be combined and utilised as one spacious home.

The ground floor one bedroom accommodation has a spacious sitting room and craft room/studio, both with double doors opening out to the patio, a number of rooms used for storage, kitchen, bedroom, shower room, utility area and a workshop. The kitchen has a Belling range cooker, with electric hob, solid wood work surfaces and a walk in pantry. With exceptional storage space and designated well-lit work areas it doubles as a home, and work from home space, with the added possibility of running workshops, incorporating the additional accommodation available to provide further income benefits. With the exception of the sitting room, bedroom 3 and shower room, the remaining rooms are single storey and sit under a pitched corrugated roof.



Two bedroom accomodation



Two bedroom accomodation



Living Room

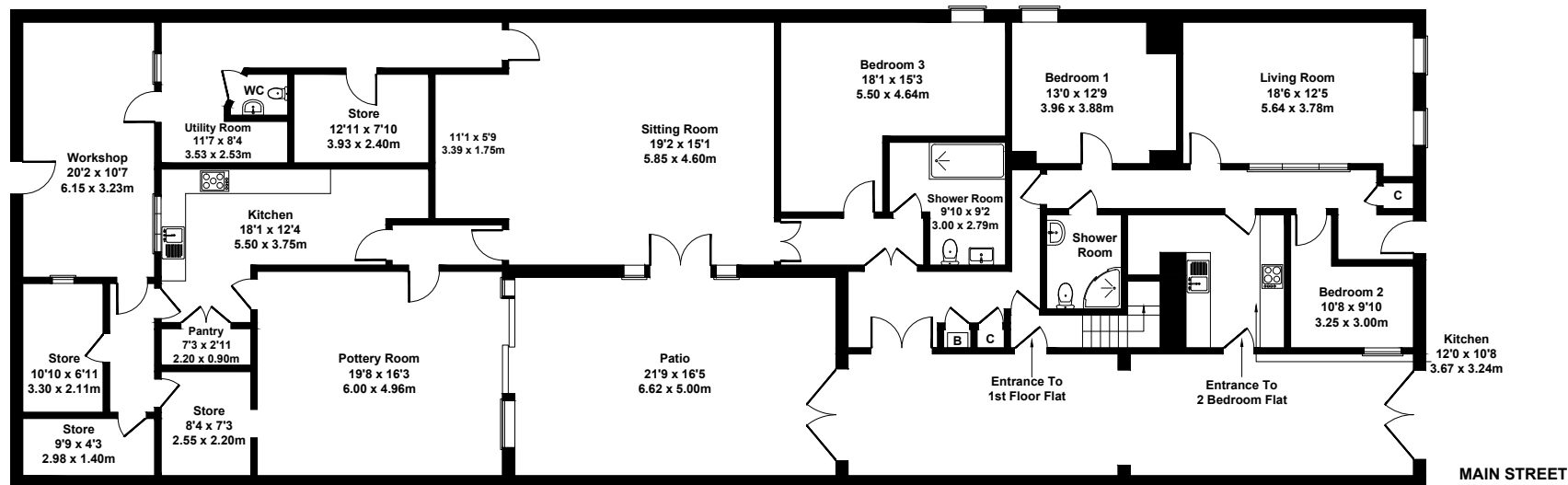
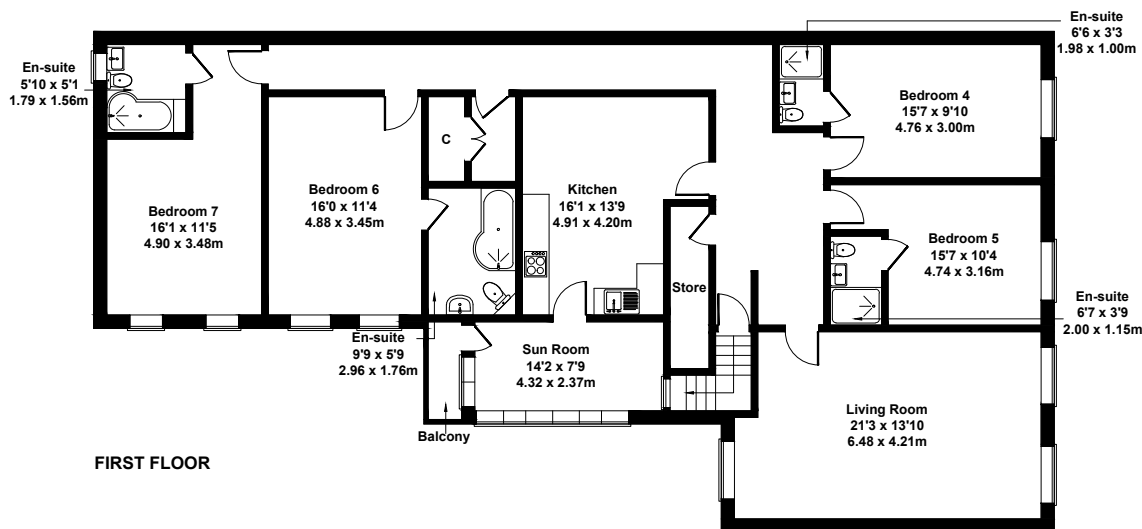


Bedroom 1



# Lochans Lodge, Lochans, Stranraer DG9 9AW

Approximate Gross Internal Area  
4984 sq ft - 463 sq m



**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.



The two bedroom accommodation has two main entrances, it can be accessed through the galley style kitchen at the side of the property or directly in to the hall from the Main Street. Light streams in to the spacious living/dining room from through two front windows and through three internal windows. This accommodation would be ideal for letting out, or multi-generational living providing space for independent living. This accommodation has a modern electric boiler.

The entire first floor forms four bedroom accommodation, with en-suite bathrooms and shared kitchen, sun room/utility room and small balcony. The kitchen has a large dining area, fitted units and cupboard space, an electric oven, grill and hob and dishwasher, with space and plumbing for white goods in the utility room/sun room adjacent.

With exception of the single storey rooms Lochans Lodge sits under a flat EPDM roof ( Ethylene Propylene, Diene Monomer) a synthetic waterproof rubber, covered by a 20 year guarantee dated 04/05/2011, and benefits from oil fired heating, provided by a Worcester Heatslave boiler. With the exception of the two bedroom accommodation on the ground floor which has its own electric heating.





Lochans Lodge provides extensive accommodation space offering great flexibility which the new vendor can use to suit their own needs and requirements.

### ACCOMMODATION

**Ground Floor:** One bedroom accommodation - Bedroom 3, Shower Room, Sitting Room, Kitchen, Pottery Room, Utility Room, WC, Workshop. Store Rooms.

Two bedroom accommodation - Bedroom 1, Bedroom 2, Living Room, Shower Room, Kitchen.

**First Floor:** Four bedroom flat - Living Room, Bedroom 4 en-suite, Bedroom 5 en-suite, Bedroom 6 en-suite, Bedroom 7 en-suite, Kitchen, Sun Room. Balcony.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Lochans Lodge	Mains	Mains	Mains	Freehold	Oil Fired	Band E	C69

### DIRECTIONS

In Stranraer take the Portpatrick A77 exit at the Stoneykirk Road/Commerce Road roundabout and continue for 1.6 miles, turn right and continue on the A77 for for 0.4 miles in to Lochans. Lochans Lodge is on your right, opposite the village hall.

### POST CODE

DG9 9AW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: flicked.firewall.lights

### LOCAL AUTHORITY

Dumfries & Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.





Bedroom 5



En-suite



Bedroom 4



En Suite





Bedroom 6



En-suite



Bedroom 7



En Suite





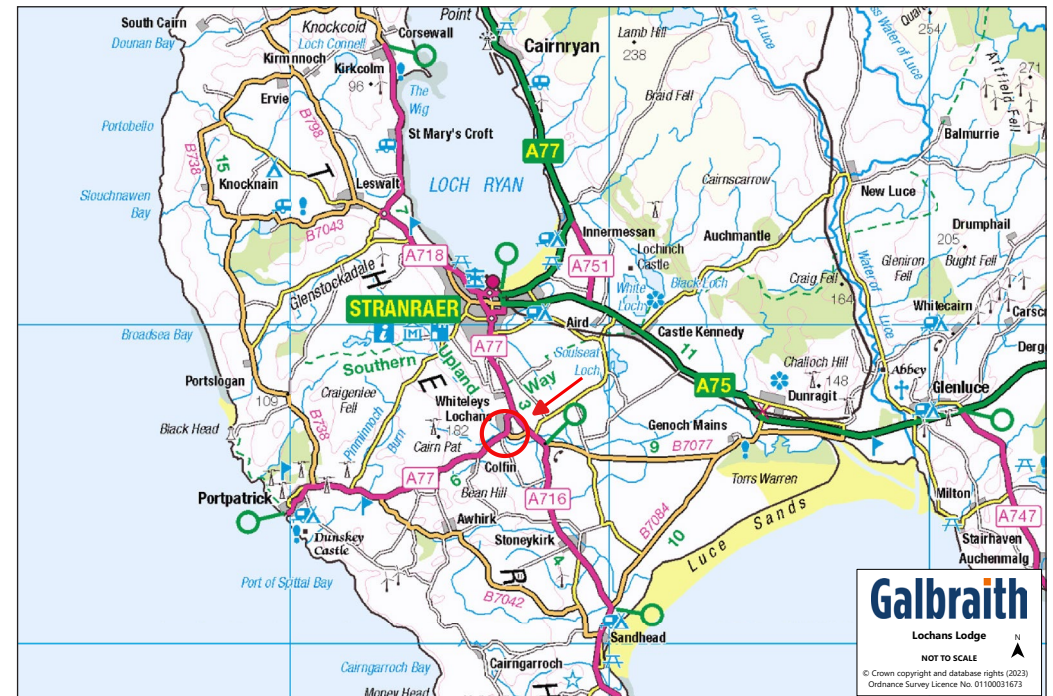
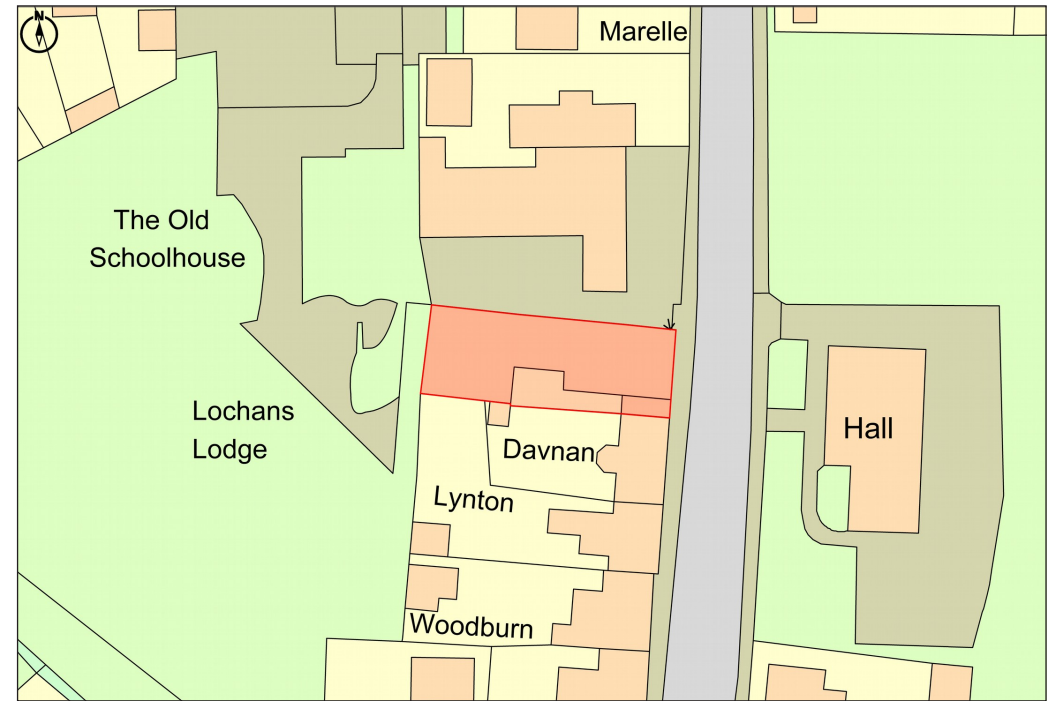
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 August 2023.











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