



Galbraith

SCHIEHALLION, 10 CHURCH GROVE
LESWALT, STRANRAER



SCHIEHALLION, 10 CHURCH GROVE, LESWALT, STRANRAER

An attractive three bedroom bungalow situated in an elevated position, with views over the rural village towards Loch Ryan

Stranraer 3.7 miles ■ Newton Stewart 28. miles ■ Ayr 53 miles ■ Dumfries 75 miles

Acreage 0.24 acres

Guide Price £240,000

- 2 reception rooms. 3 bedrooms (1 en-suite)
- Air Source heating and Solar panels
- Garage
- Garden
- Off Road Parking
- Electric car charging point
- Walking distance to primary school and other local amenities

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Schiehallion is situated in Leswalt, a quiet rural village which lies between Stranraer and Portpatrick. Leswalt has a number of local amenities, all within walking distance of Church Grove, including a primary school, shop, Leswalt Parish Church and community run Aldouran Wetland Garden, a hidden gem, where you will find an abundance of wildlife and quiet walks just on the edge of the village.

Stranraer, the nearest town, has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer has two ferry operators running passenger and freight services to Northern Ireland. Trains to Ayr and Glasgow are available at Stranraer, Trains also run from the regional centre of Dumfries, 75 miles to the east. Domestic and international flights are available at Prestwick Airport, 57 miles north, and Glasgow and Edinburgh Airports, 90 and 135 miles respectively. Motorway links and trains are available at Lockerbie, 88 miles east, and Kilmarnock, 69 miles north.

DESCRIPTION

Schiehallion is situated in an elevated position within Church Grove, a driveway leads up to the property occupying an elevated position affording far reaching views over the village and towards Loch Ryan. The front door opens into an entrance vestibule and central hall, from which all accommodation can be accessed. The double aspect open plan sitting room and dining room is a well-appointed and well-lit room with a picture window framing views to the front and French doors opening to the patio from the dining area. The dining area is open plan to the kitchen, with a range of fitted wall and floor units, an integrated dishwasher and granite worktop. Cooking facilities are provided by a Neff gas hob and integrated electric oven and grill. An archway opens through to the utility room, with space and plumbing for white goods and access to the patio.

The master bedroom and bedroom 2 have double fitted wardrobes and in addition the master bedroom has an en-suite shower room with a wet room style shower. Bedroom 3 has a fitted cupboard and could be utilised as a hobby room or home office. The spacious family bathroom has both a bath and corner shower.

Additional storage space is provided in a useful cloakroom cupboard in the hall as you enter via the front door, and there are 2 further fitted cupboards in the hallway.

Heating is generated by an air source heat pump and new radiators have been installed throughout. In addition there are 12 roof mounted solar panels contributing to lower electricity costs with the excess energy generated sold back to the grid via Scottish power. The gas tank in the front garden is no longer required for the heating system, it does however still supply the gas hob in the kitchen. Once empty the tank could be removed and replaced by LPG gas.

There is parking in the drive for more than one vehicle, an electric car charging point and external sockets for garden equipment.

Garage (7m x 3m)

With remote control roller door and power.

A number of dwelling houses are currently being constructed in the field to the left of 10 Church Grove, between Church Grove and Challoch Farm. For further information please refer to Dumfries and Galloway Planning Department website using reference PPA-170-2180.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Sitting Room, Dining Room, Kitchen, Utility Room, Bathroom, Master Bedroom with en-suite Shower Room, Bedroom 2, Bedroom 3.

GARDEN

The front garden is mainly laid to lawn and the elevated position of the property creates a steep incline in both the front and back garden. A planted border edges the driveway and there is an area for parking and a patio in front of Schiehallion. Directly behind the property there is an area laid to paving and a grass banking planted with some mature shrubs, lawn and an area fenced off for composting.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax
Mains	Mains	Mains	Freehold	Air Source	Band E

DIRECTIONS

Take the A718 (Leswalt High Road) from Stranraer and follow the road for approximately 1.7 miles, continue straight on at the roundabout and follow the B798 for 0.7 miles in to the village of Leswalt. Pass Leswalt Church on your left then turn immediately left on to Glen Road and left again in to Church Grove. Continue straight on, Schiehallion, 10 Church Grove is the last property on the right-hand side with the red brick garden wall at street level.

POST CODE

DG9 OJZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: recovery.supplied. arranger

SOLICITORS

Carey Hughes Limited
Blantyre
Glasgow
G72 0BN

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

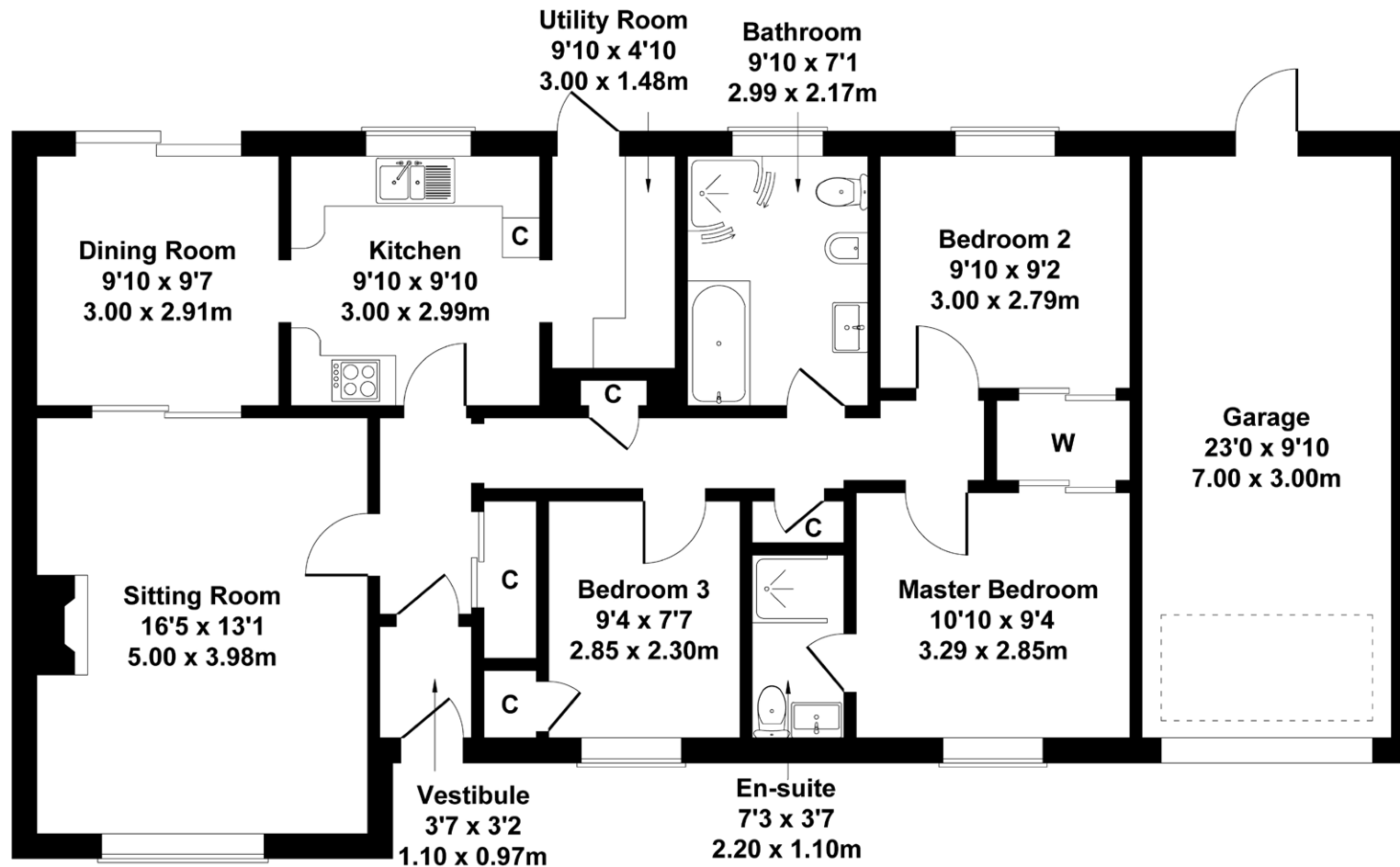
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



10 Church Grove, Leswalt, Stranraer

Approximate Gross Internal Area
1281 sq ft - 119 sq m



GROUND FLOOR

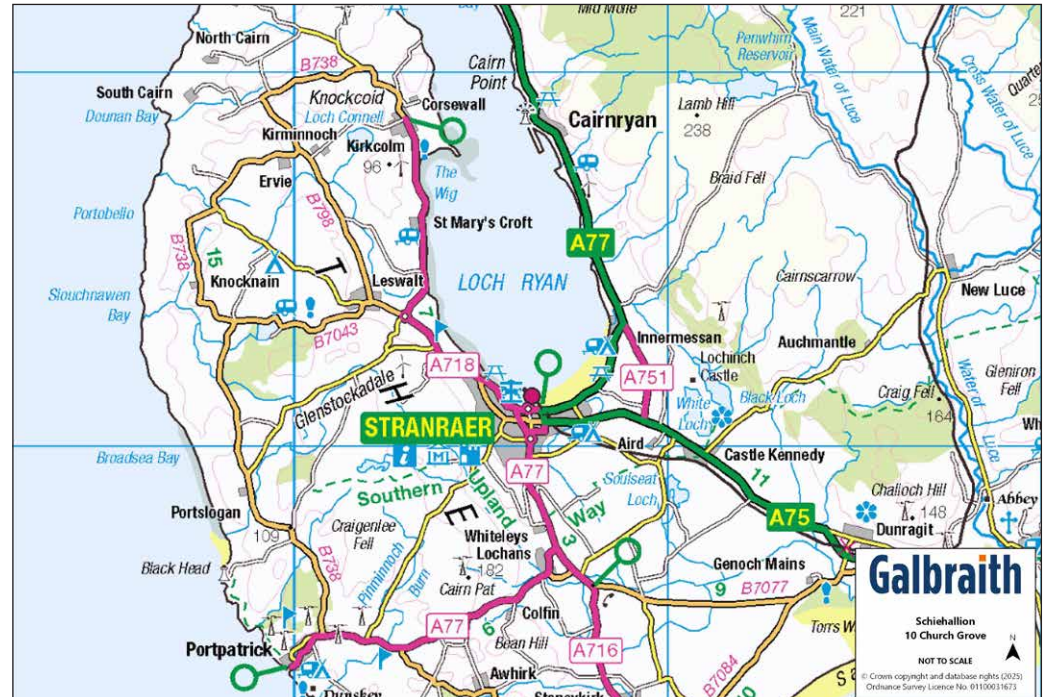
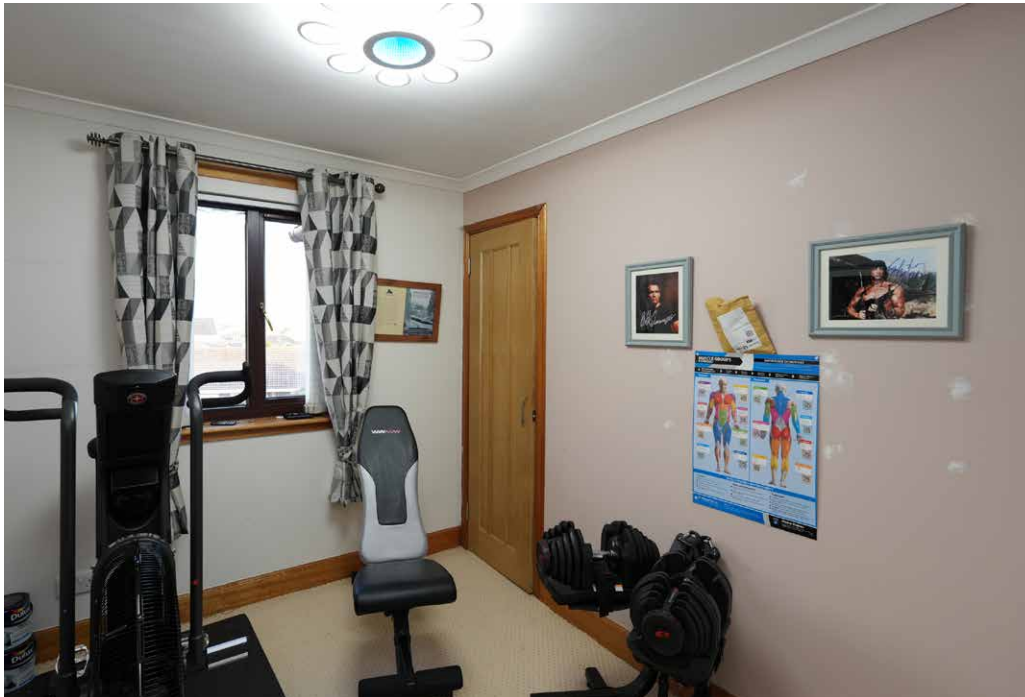
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

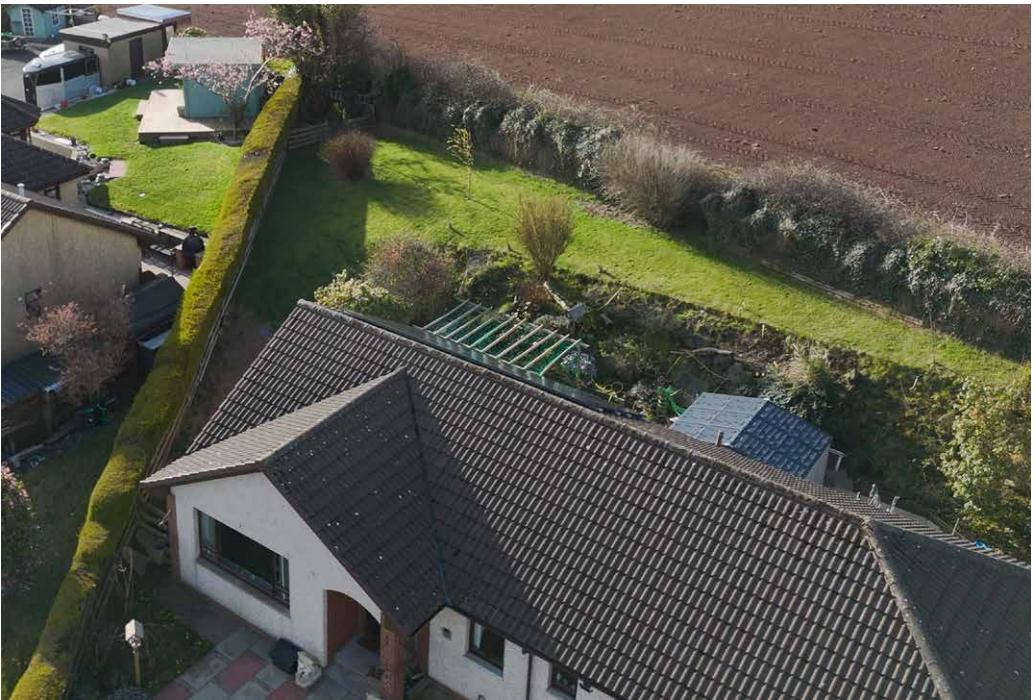
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

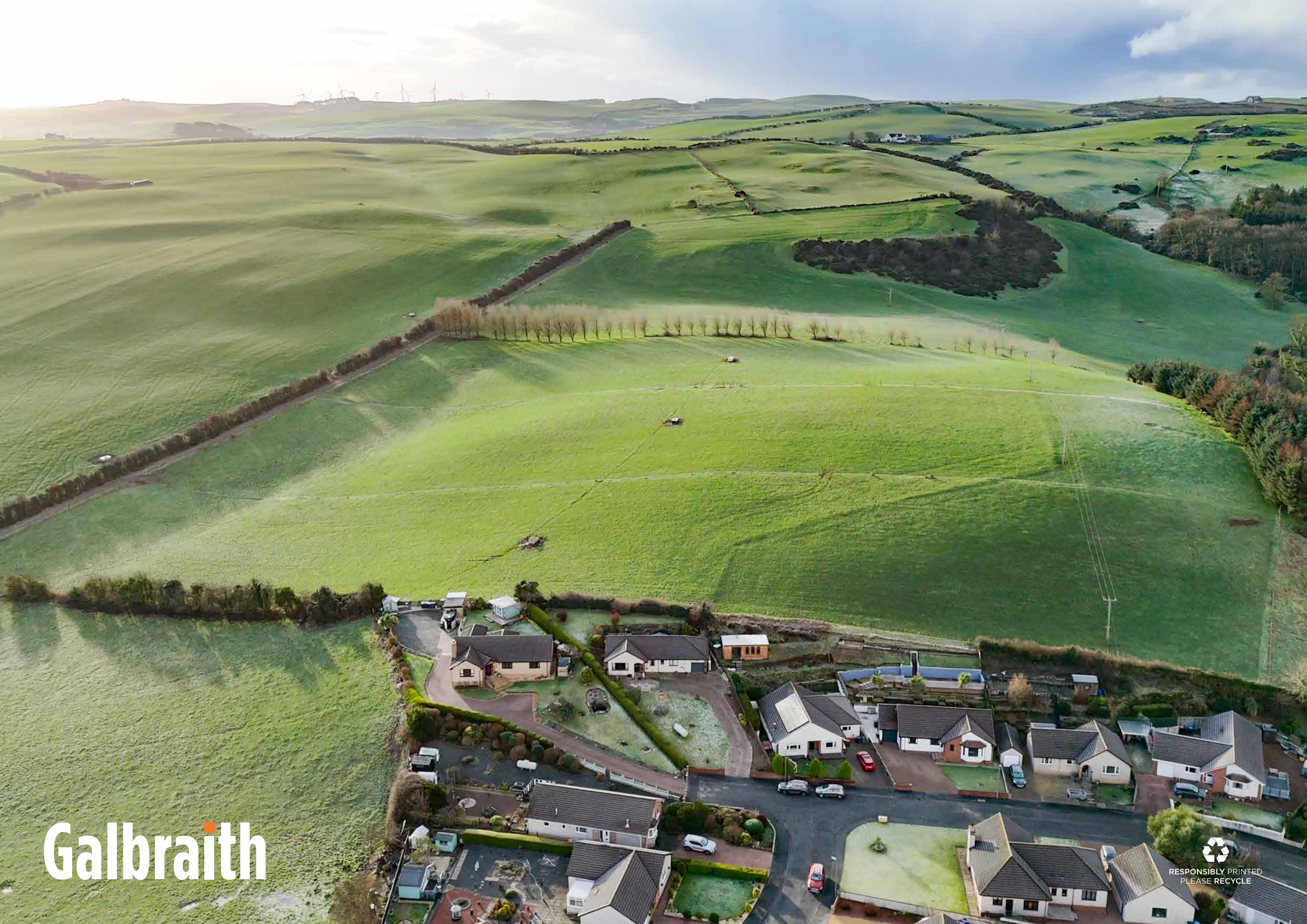


IMPORTANT NOTES

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 2025.







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