



Galbraith

ERIN VIEW
DRUMMORE, STRANRAER



ERIN VIEW, DRUMMORE, STRANRAER

A charming country cottage in an idyllic rural location, with panoramic sea views over the North Channel to the Irish coast beyond.

Drummore 4.8 miles ■ Stranraer 19.5 miles
Newton Stewart 36.2 miles ■ Dumfries 83 miles

Acreage 0.23 acres

Guide Price £245,000

- 1 reception room. 3 bedrooms
- Elevated situation enhancing the stunning sea views
- Solar panels providing quarterly income from FiTS.
- Garden
- Parking



Galbraith

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SITUATION

Erin View is south-facing, and situated in an elevated position on the south west coast of the Rhins of Galloway peninsula, approximately 4.8 miles from the village of Drummore and 7.4 miles from Scotland's most southerly point, the Mull of Galloway.

Drummore is a quiet coastal village with a shop & post office, primary school, church, doctor's surgery (Mull of Galloway Medical Practice), café and two hotels with restaurants, a bowling club and direct access to the beach. Fishing boats still go out from the harbour and leisure boats frequent Luce Bay. The Mull of Galloway Lighthouse has open days for viewing the exhibition, you can also climb to the top of the Lighthouse, visit the nearby RSPB nature reserve and Gallie Craig coffee house, restaurant and gift shop, which nestle at the top of the cliffs. Logan Botanic Gardens, Scotland's most exotic gardens is approximately 9 miles north of the property, a variety of tropical plants flourish here in the warmer climate, a result of the Gulf Stream prevalent in this part of the region.

Stranraer, the nearest town, has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, a marina, a leisure centre and train station.

The area is well known for outdoor sports and pursuits including walking, golf, sailing, curling, fishing and climbing, equestrian facilities are also readily available throughout the area. The Galloway Forest Park is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed.

There are excellent transport links, 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, 83 miles to the east. Domestic and international flights are available at Prestwick Airport, 73 miles north, and Glasgow and Edinburgh Airports, 110 and 144 miles respectively. Motorway links and trains are available at Lockerbie, 96 miles east, and Kilmarnock, 85 miles north.

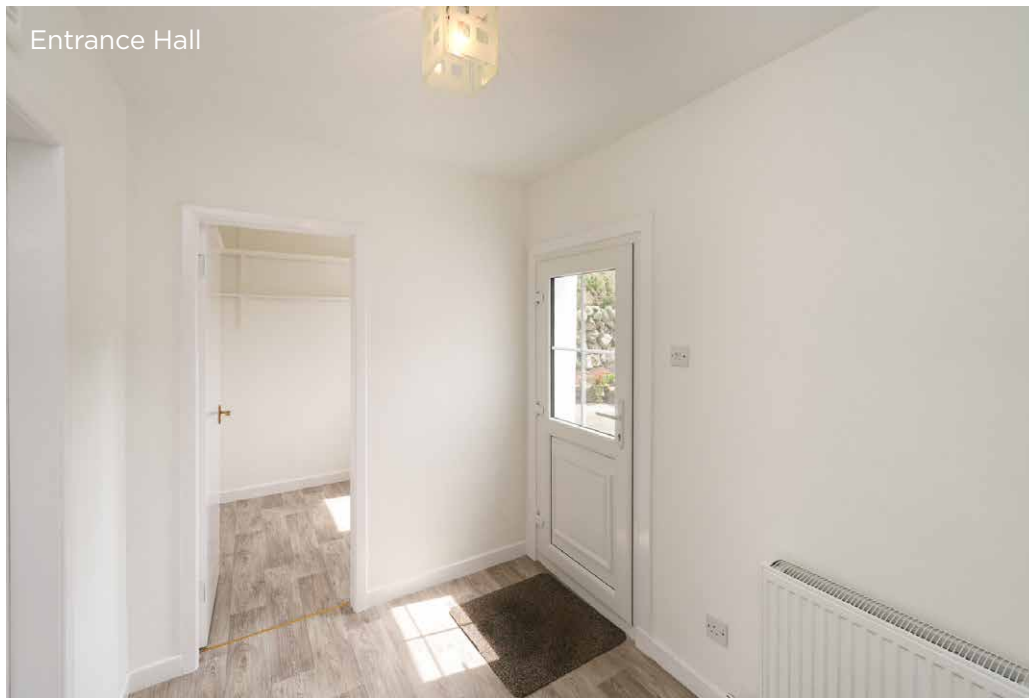
DESCRIPTION

Erin View was constructed in the 1850's and designed to capitalise on views of the Irish Coast across the North Channel, hence the name, Erin View. Cliffs form the dramatic backdrop as you approach Erin View, and the panoramic views include Crammag Head Lighthouse, a working category 1 lighthouse, which can be reached from Slockmill Farm. The road to Erin View moves to the right of Slockmill Farm steading and continues to a private gated driveway, opening to the garden and parking area at Erin View.

This deceptively spacious cottage has been refurbished, with new double-glazed windows and a new front door. The flat roof has been renewed, some new flooring installed and the property has been decorated throughout.



Entrance Hall



Office



Bedroom 1



Hall



The entrance hall opens to an office and the main bedroom, and continues to the kitchen, a double aspect room framing both countryside and sea views, whilst drawing natural light into this well-lit dining kitchen. Cooking facilities are provided by a Bush electric hob and oven and there is space and plumbing for white goods.

The spacious bathroom adjacent has a bath with electric shower over, and the white bathroom suite and tiles create a bright space.

The sitting room is the heart of this family home, a Stratford multi-fuel stove set in a sandstone surround provides a focal point and heats the property throughout. The Ecoboiler, with a back boiler, serves radiators throughout the property and the temperature can be adjusted on a room by room basis. The Ecoboiler also heats the hot water, which is stored in a hot water cylinder and has an electric immersion heater, ensuring a plentiful supply of hot water for bathing and showering.

The small inner hall opens to two bedrooms, the larger room, Bedroom 2, has views over the surrounding countryside and Bedroom 3 looks out over the garden behind.

4kW solar have been installed on the roof and a quarterly income is received from FiTS payments. The Feed in Tariff Scheme started in April 2011 and will continue until 2036. Payments in the last 2 years have exceeded £2,500 per annum, and are index linked.

Erin View has a private water supply, fitted with a uv filter and pump, to increase pressure. All fittings are housed externally in a secure storage container.

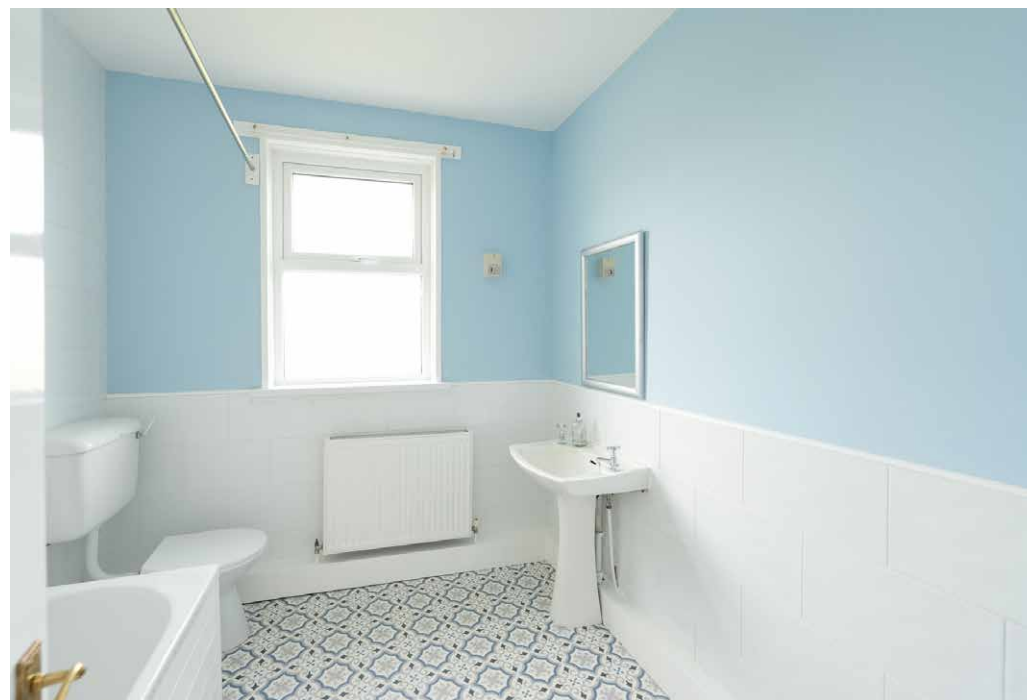
Erin View is a hidden gem, a comfortable country cottage with a backdrop of cliffs, and countryside and sea views to the front. A property at the end of the road, with no passing traffic, just livestock in the neighbouring fields. A family home, country retreat or holiday let, this charming cottage provides a quiet space to relax and enjoy the surroundings, and with fibre to the cabinet ready to be connected, working from home in a delightful rural location.

ACCOMMODATION

Ground Floor: Entrance Hall. Office. Bedroom. Kitchen/Dining Room. Bathroom. Sitting Room. Bedroom. Bedroom.

GARDEN

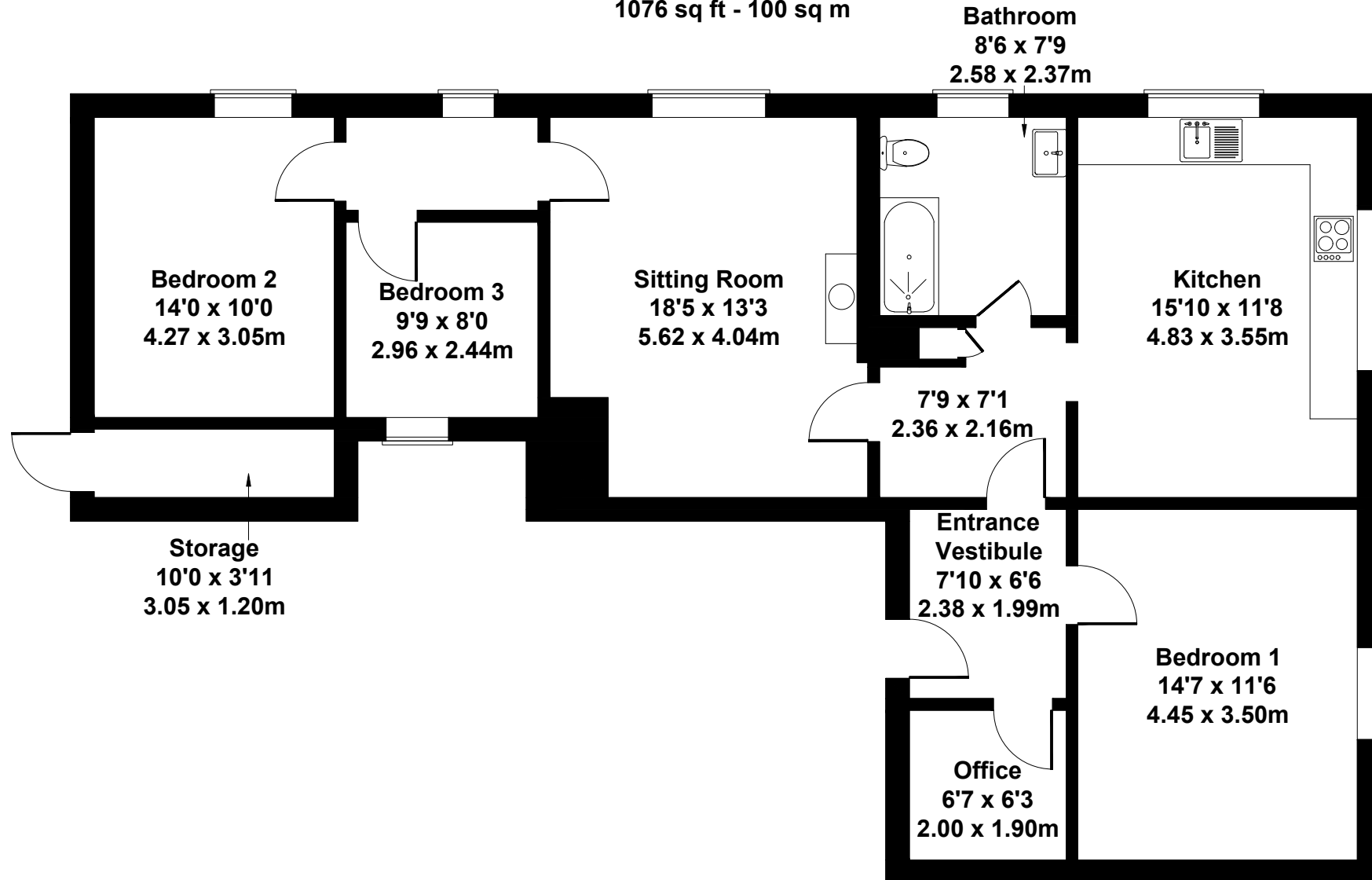
To the front, laid to lawn with an area of gravel for garden furniture and edged with borders filled with a variety mature shrubs and cabbage palms. Vibrant colours are plentiful during the summer months as fuchsia, hydrangea and African marigolds burst in to bloom. At the entrance there is a raised area of planting, with gravel pathways and apple tree, and space to sit outside and enjoy the peaceful and sheltered setting with views to Dunman.



Erin View, Slockmill, Drummore, Stranraer, DG9 9HG Floor Plans

Approximate Gross Internal Area

1076 sq ft - 100 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.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Supply	Mains	Septic tank	Freehold	Multi-fuel Stove (Ecoboiler)	Band C	E52	FTTC	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Take the A716 to Drummore and before you enter the village turn right, just after the ‘Welcome to Drummore’ sign. Follow the single-track road for 0.4 miles and at the ‘Y’ junction turn left. Continue for 0.5 miles travelling through Kirkmaiden, past all farm buildings then turn right on to the B7065 and follow the road for approximately 2.6 miles. Continue straight on where it is signposted for ‘Slockmill’ for a further 0.5 miles and follow the road round to the right of the farm steading, which will take you to the drive leading up to Erin View.

POST CODE

DG9 9HG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: smooth.vies.forever

SOLICITORS

AB & A Matthews
37 Albert Street
Newton Stewart

LOCAL AUTHORITY

Dumfries and Galloway Council

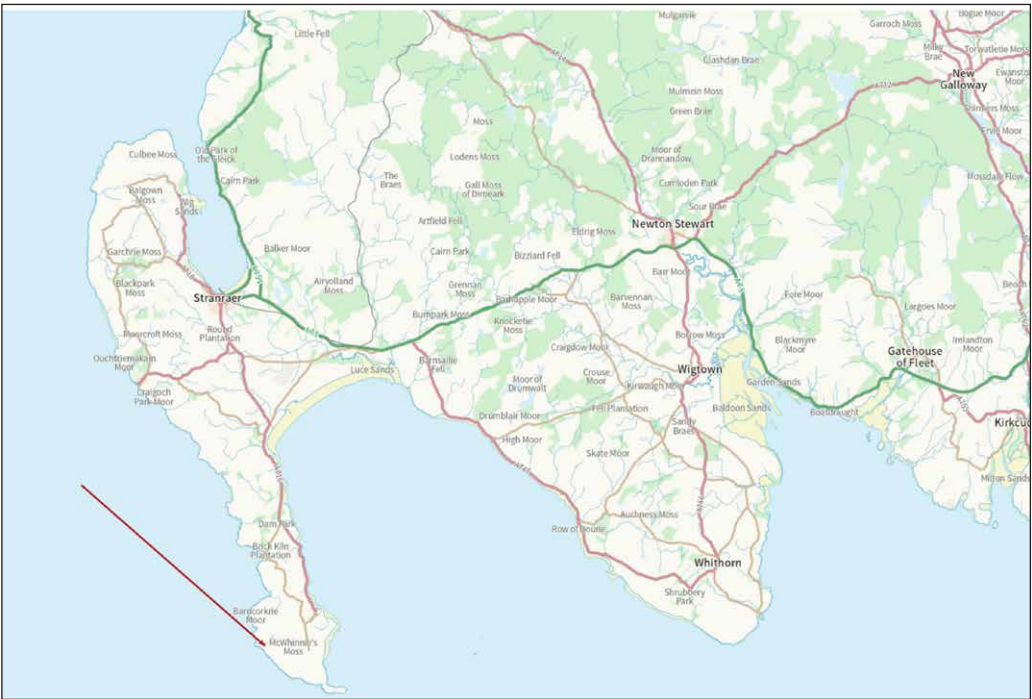
FIXTURES AND FITTINGS

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

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 July 2025.





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