

Galbraith



OMEGA

LESWALT HIGH ROAD, STRANRAER.



OMEGA, LESWALT HIGH ROAD, STRANRAER.

A striking architect designed property set over three levels, with views over the edge of Stranraer to Loch Ryan, Cairnryan and the Ailsa Craig.

Newton Stewart 25.7 miles ■ Ayr 50 miles
Dumfries 72.8 miles ■ Glasgow 85.8

Acreage 0.37 acres

Offers Over £690,000

- 3 reception rooms. 4/5 bedrooms
- Flexible business/annexe space with separate entrance
- Balcony with barbecue and excellent alfresco entertaining space
- Electric gated access, ample parking and double garage/workshop
- Covered car port
- Garden with hexagonal summer house
- Significant potential for further accommodation above garages (subject to consents)

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

OnTheMarket





SITUATION

Omega is situated within the town of Stranraer, within walking distance of Sheuchan Primary School and just a short stroll to the shores of Loch Ryan.

Stranraer benefits from a secondary school, a number of primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. 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 Skiffle Worlds. 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. This area of southwest Scotland is home to some beautiful scenery, with numerous coastal villages around Loch Ryan and Luce Bay, and the nearby Galloway Forest Park offers walks and mountain bike trails and is part of the UK's first Dark Sky Park, giving it breath-taking views of the night sky.

Communications in the area are good, 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

Omega was designed by the owners in conjunction with an architect to capture the views over Loch Ryan, it certainly fulfils the brief and all windows at the back of the property have sea views. In addition, the front facing living room has a sea view, the design involved extending the living room out to the side cleverly providing a Loch Ryan view from behind. Omega is a surprisingly spacious property, from the entrance the property could be mistaken for a bungalow, but the design is set over three levels on an inclined site. Cellars beneath the property can be accessed from a side entrance at lower ground level.

Electric gates provide vehicular access to the property in addition to a separate pedestrian entrance, with parking available for a number of vehicles. The entrance vestibule opens to the main hall with access to the double aspect living room and kitchen/dining room, and stairs lead down to the lower ground floor and up to the first-floor level. A fitted cloakroom cupboard provides space for outdoor clothing and footwear.

A well-equipped kitchen/dining room sits at the heart of the home, a gas hob and integrated gas oven/grill provide cooking facilities and other integrated items include a fridge, freezer and dishwasher. Two windows fill the space with natural light. The informal dining area opens to a utility room with space and plumbing for white goods and pantry cupboards housing a further fridge and freezer. A door opens directly to paving leading to the garden.

Omega previously provided space to run a business, internally accessed from the kitchen, and for clients there is a separate entrance from the parking area opening to a small waiting area, office space with wash hand basin and WC cloakroom. This part of the property provides an abundance of potential and wealth of flexibility, allowing the new owner to reconfigure the space to suit their own needs and requirements.

The lower ground floor connects the outside to the inside, red bricks form some internal walls, including an area with bookshelves, enhancing the charm and appeal. The family bathroom on this floor is tiled throughout, with two well-lit alcoves an inset bath, bidet and fitted cupboard. Two of the four bedrooms have en-suite shower rooms, Bedroom 1, has a picture window, double fitted wardrobes and shower room. Bedroom 2 has and double and triple fitted wardrobes, a picture window framing the view and an en-suite shower room. Bedroom 3 is a double aspect room, and bedrooms 3 and 4 have fitted wardrobes. There is an abundance of storage space on this level and a walk in shelved airing cupboard houses the Greenstar 40CDi conventional gas boiler. The heating on each floor is controlled separately, it is split into three zones with adjustable settings for each floor. The remaining lower ground floor room is currently used as storage space, it could be reconfigured to form a dressing room or playroom, depending on the requirements of the new owner.

The first floor has been designed to capture views over the edge of Stranraer and the Loch as far as you can see, and the delightful sitting room provides the ideal space to relax as a family or entertain. The picture window in the double aspect sitting room frames the view and two further windows ensure the room is filled with natural light. Once again red bricks have been incorporated to the internal design of Omega, this time forming a striking inglenook fireplace, a real focal point and ideal place to sit round with company on an evening. The formal dining room next door has a recessed cupboard, and French doors open to balcony with a terracotta tiled floor, a brick-built corner barbecue and two windows opening inwards, completing the alfresco experience. Two further rooms complete the accommodation on this floor, a triple aspect reception room/bedroom and a room currently used as an office/study. Three shelved fitted cupboards can be accessed from the hall, the middle cupboard houses the hot water tank.

Further space is available above the double garages, a room with window overlooking the parking area, measuring 9.1M x 3.962M, is currently accessed through an attic. A staircase would allow this to become a useable room/games room, with the relevant planning consents and warranties in place.

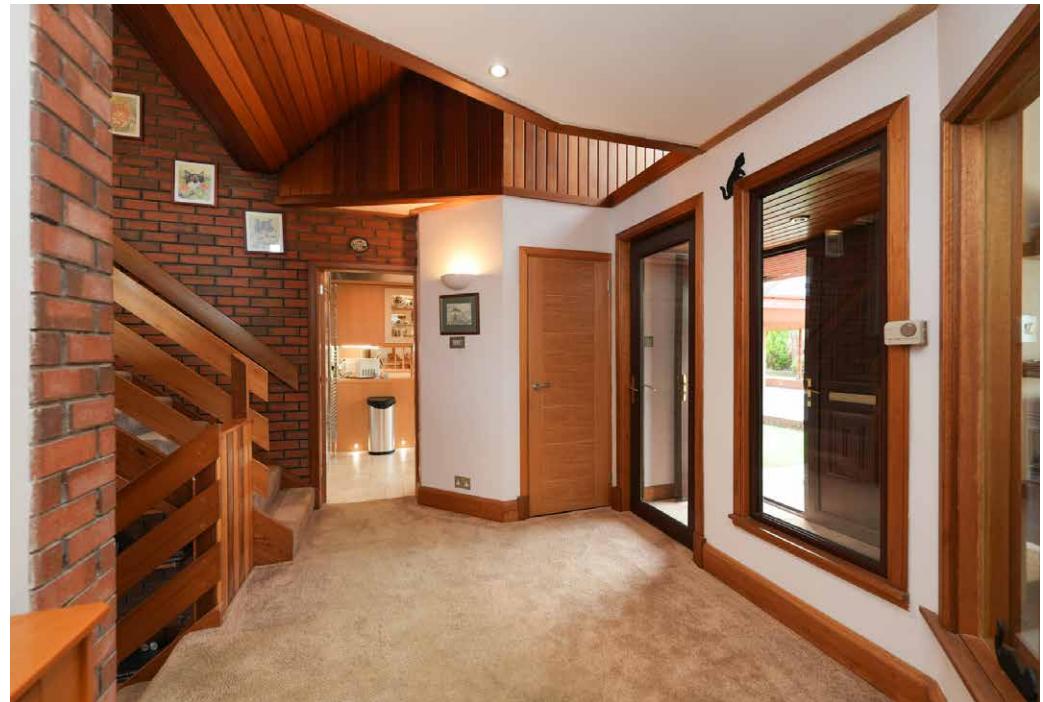
Omega offers a bespoke residential family home in the heart of Stranraer, a variety of rooms offer flexibility to combine home and work, and all just a short walk from Loch Ryan.

DOUBLE GARAGE AND WORKSHOP (5.66M X 5.6M)

Two up and over doors. Concrete floor. Side window. Sink with running water. Space for white goods. Fitted cupboards. Direct access to patio. Additional workshop area (2M x 1.53M) with window and workbench.

CAR PORT (3.19M X 5.6M)

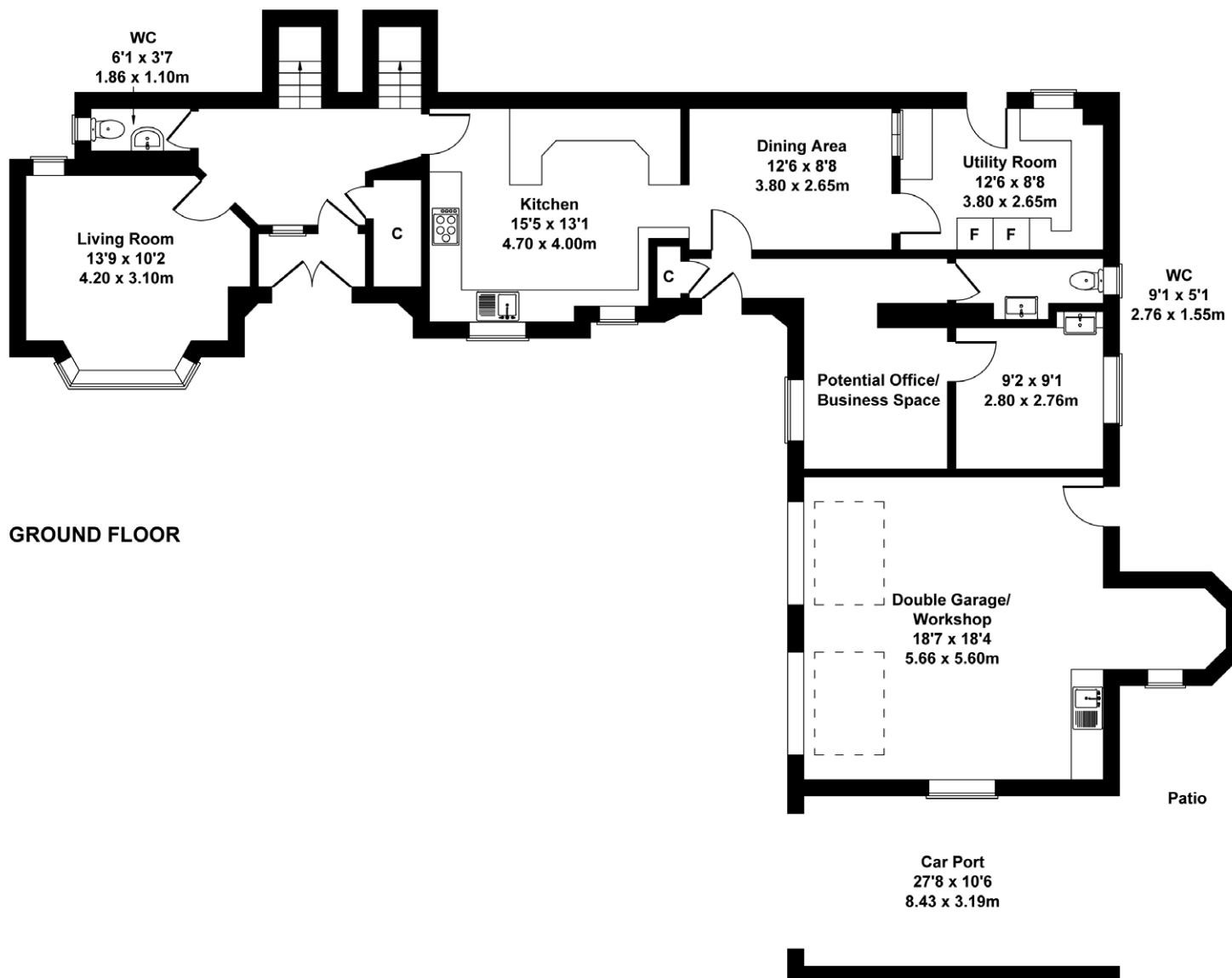
Covered space with paved flooring.



Omega, Leswalt High Road, Stranraer, DG9 0AA

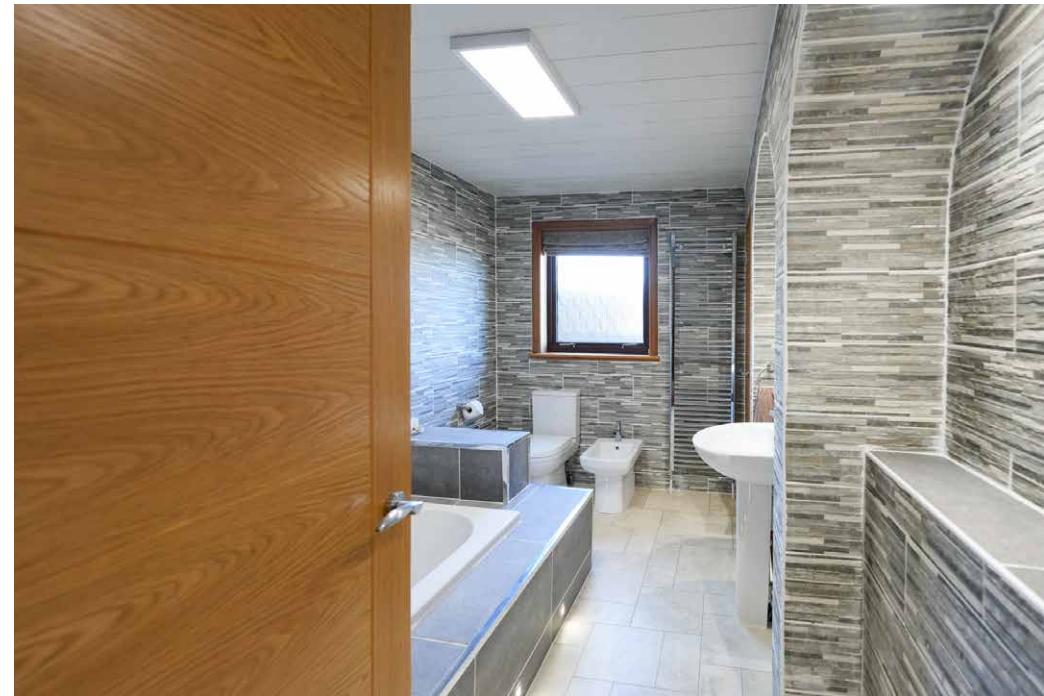
Approximate Gross Internal Area

3369 sq ft - 313 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.

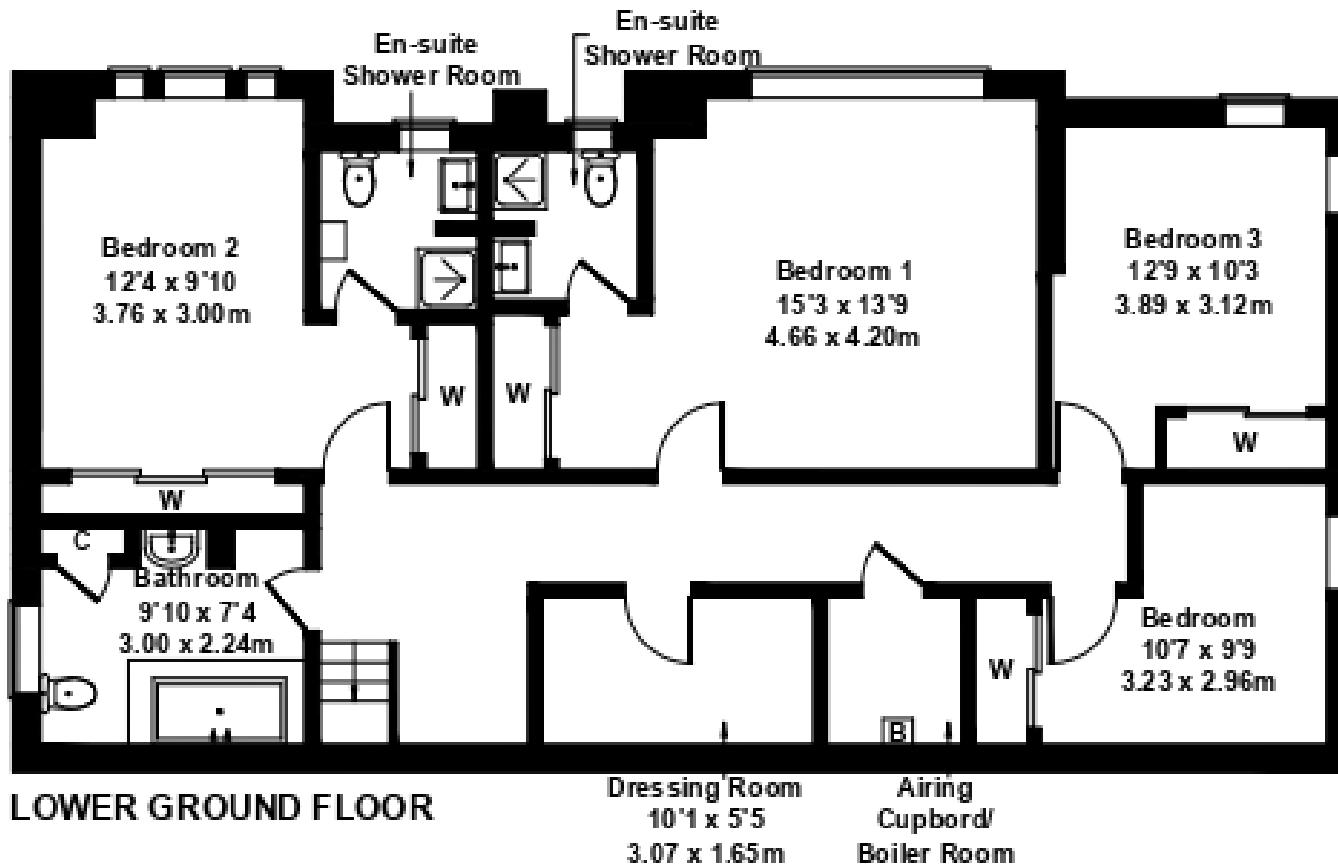




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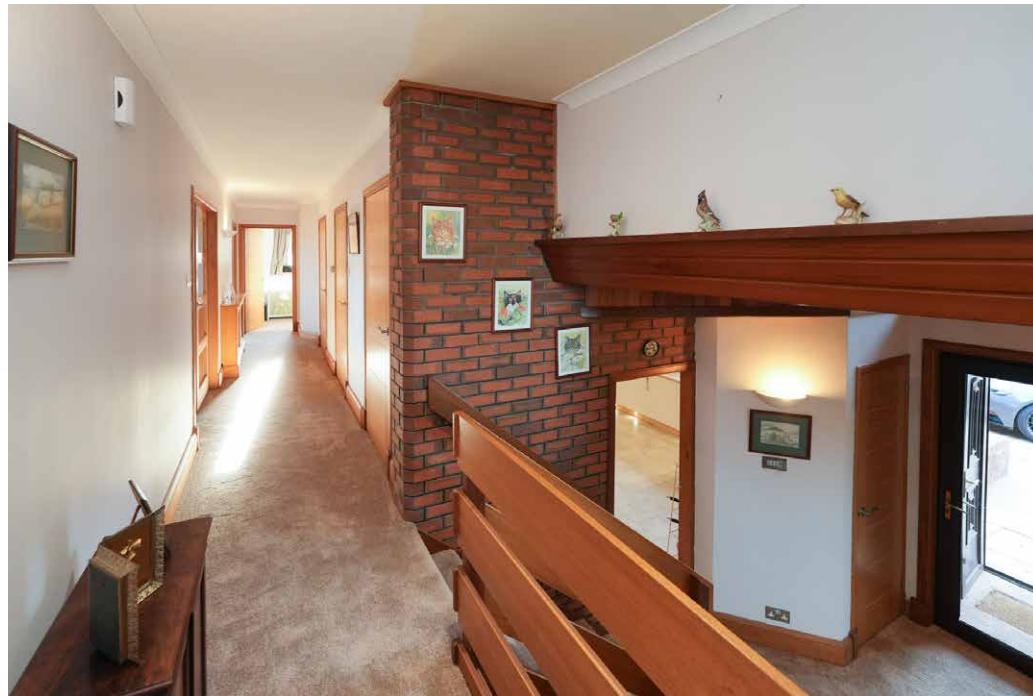
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ACCOMMODATION

Lower Ground Floor: Family Bathroom. Bedroom 2 with en-suite Shower Room. Bedroom 1 with en-suite Shower Room. Bedroom 3. Bedroom 4. Airing Cupboard/Boiler Room. Dressing Room.

Ground Floor: Living Room, WC. Kitchen/Dining Room. Utility Room. Former business premises including a waiting area, WC and office.

First Floor: Sitting Room. Dining Room opening to balcony with built in barbecue. Bedroom/ Reception Room. Study

GARDEN

Electric gates open to paved parking and the area directly in front of Omega is predominantly low maintenance, with shallow red brick borders filled with astro turf or gravel. Paving continues around the property, allowing access to the cellars from the side, with some additional borders planted with small shrubs. The lawn behind the property is astro turf, and paving continues to an octagonal brick summer house (4.53M x 4.43M) with built in log burning stove, and space for a wine fridge, electricity has not yet been connected. This summer house, the pond and a second house are 'unfinished' allowing the new owner to put their own stamp on the garden design.

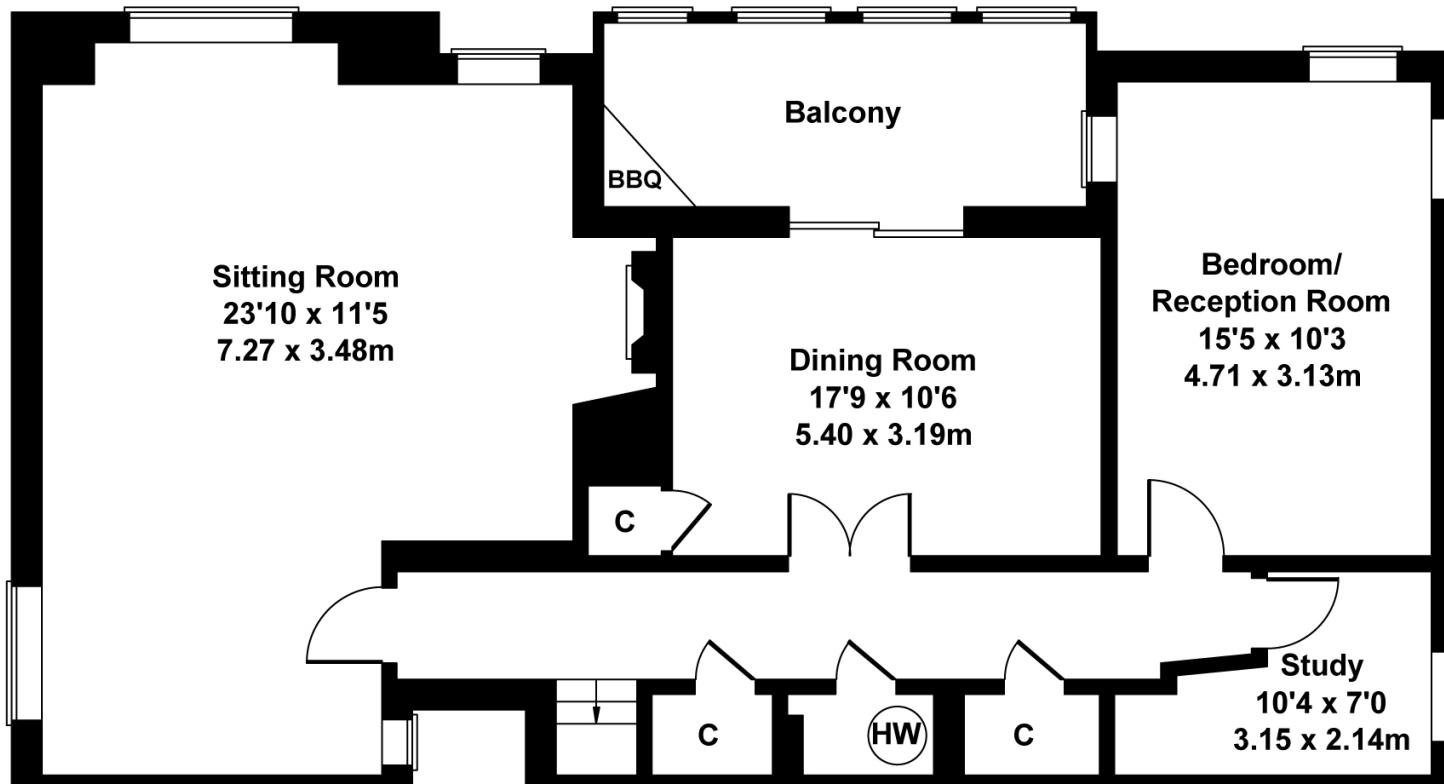
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central	Band G	C74	Currently Sky - Fiber available.	YES



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FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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DIRECTIONS

In Stranraer if entering via London Road continue through Stranraer to Hanover Street and Bridge Street, continue straight on at the roundabout to Sun Street then Leswalt High Road. Continue past the Parish Church on your right for 0.1 miles and Omega is situated on your right, after the entrance to Hillend.

POST CODE

DG9 0AA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hillside.extension.freshen

SOLICITORS

Fraser Brooks & Co,
Edinburgh, 45 Frederick Street
Edinburgh
EH2 1ES

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

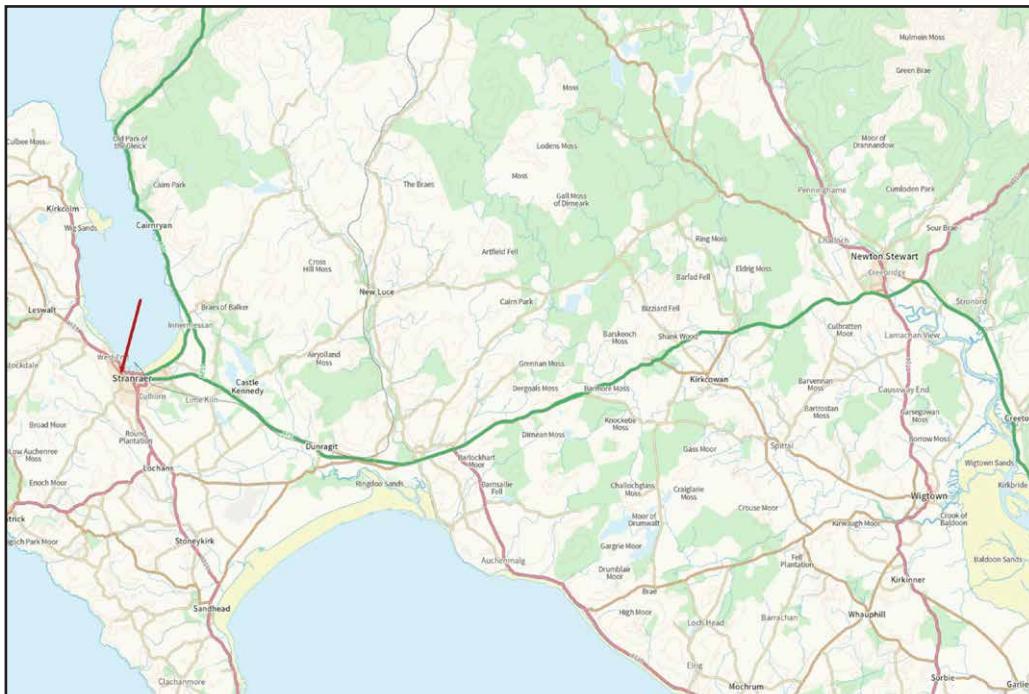
Failure to provide required identification may result in an offer not being considered.

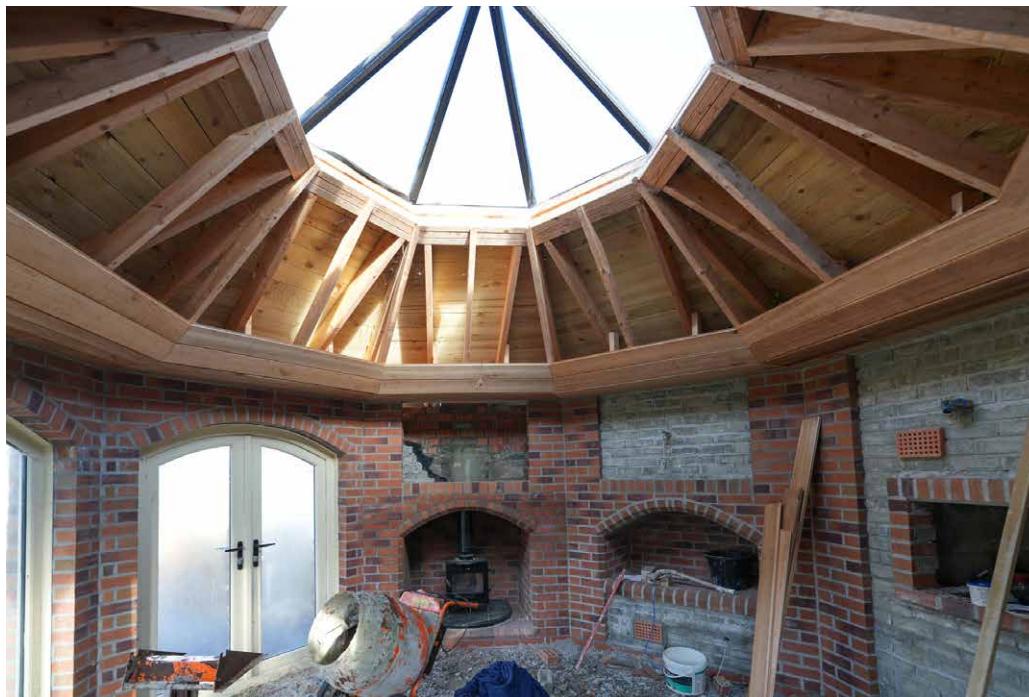
HEALTH & SAFETY

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 February 2026.







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