

Galbraith



HELMSLEY

2A CHURCH GROVE, LESWALT. STRANRAER



HELMSLEY, 2A CHURCH GROVE, LESWALT. STRANRAER

A charming three bedroom bungalow in a popular rural village

Stranraer 3.7 miles ■ Newton Stewart 28.2 miles

Ayr 53.4 miles ■ Dumfries 75.4 miles

Acreage 0.12 acres

Offers Over £220,000

- 1 reception room. 3 bedrooms
- Low maintenance garden
- Garage
- Off road parking
- Walking distance to local amenities including the primary school

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Helmsley, 2A Church Grove, 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, 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

Helmsley is a charming bungalow, occupying a corner plot at the entrance to Church Grove, a desirable residential area in the popular rural village, Leswalt. The entrance hall opens to a double aspect open plan sitting room and dining room, a well appointed and well-lit room with an fireplace, housing electric fire providing the focal point in this family room ideal for relaxing as a family but also a great entertaining space.





The kitchen adjacent has a range of fitted wall and floor fitted cupboards with a wooden worktop, dishwasher and cooking facilities are provided by a Schott ceramic hob and Hoover electric oven and grill. A door opens directly from the kitchen to the back garden and entrance in to the garage where there is space and plumbing for a washing machine and tumble dryer. The Worcester Bosch boiler for the oil fired central heating is also housed in the integrated garage.

The new bathroom suit has been installed in the spacious family bathroom and a pre set thermostat has been installed within the shower unit.

Bedroom 1 adjacent overlooks the back garden and has an en-suite shower room with an electric shower. Both bedroom 1 and bedroom 2 benefit from double fitted wardrobes. Bedroom 2 and bedroom 3 overlook the front garden and bedroom 3 could be utilised as an office/ hobby room, it has a fitted cupboard. In addition there is a useful cloakroom cupboard in the hall as you enter via the front door.

There is parking in the drive for more than one vehicle and paving to the left of the garage leads to the garden behind and a ramp provides wheelchair access to the bungalow via the kitchen if required.

The garage (6.7m x 2.69) has an electric roller door, and an area of roof space has been floored providing additional storage space.

Helmsley is a warm and welcoming home in immaculate condition ready to welcome new owners in a popular village location.



ACCOMMODATION

Ground Floor: Open plan Sitting Room/Dining Room, Kitchen, Bathroom, Bedroom 1 with en-suite Shower Room, Bedroom 2, Bedroom 3

GARDEN

The front and side garden at Helmsley is well maintained, there is a small amount of lawn and the borders are bursting with colour from an array of rhododendrons, azaleas, pieris and hostas to name but a few. The garden behind the property is arranged with low maintenance at the forefront, a wheelchair ramp opening in to the kitchen, paving leading to a patio area ideal for relaxing and entertaining outside. A wooden garden shed and oil tank for the central heating are also situated behind the property and a small area has been sectioned off for growing vegetables.

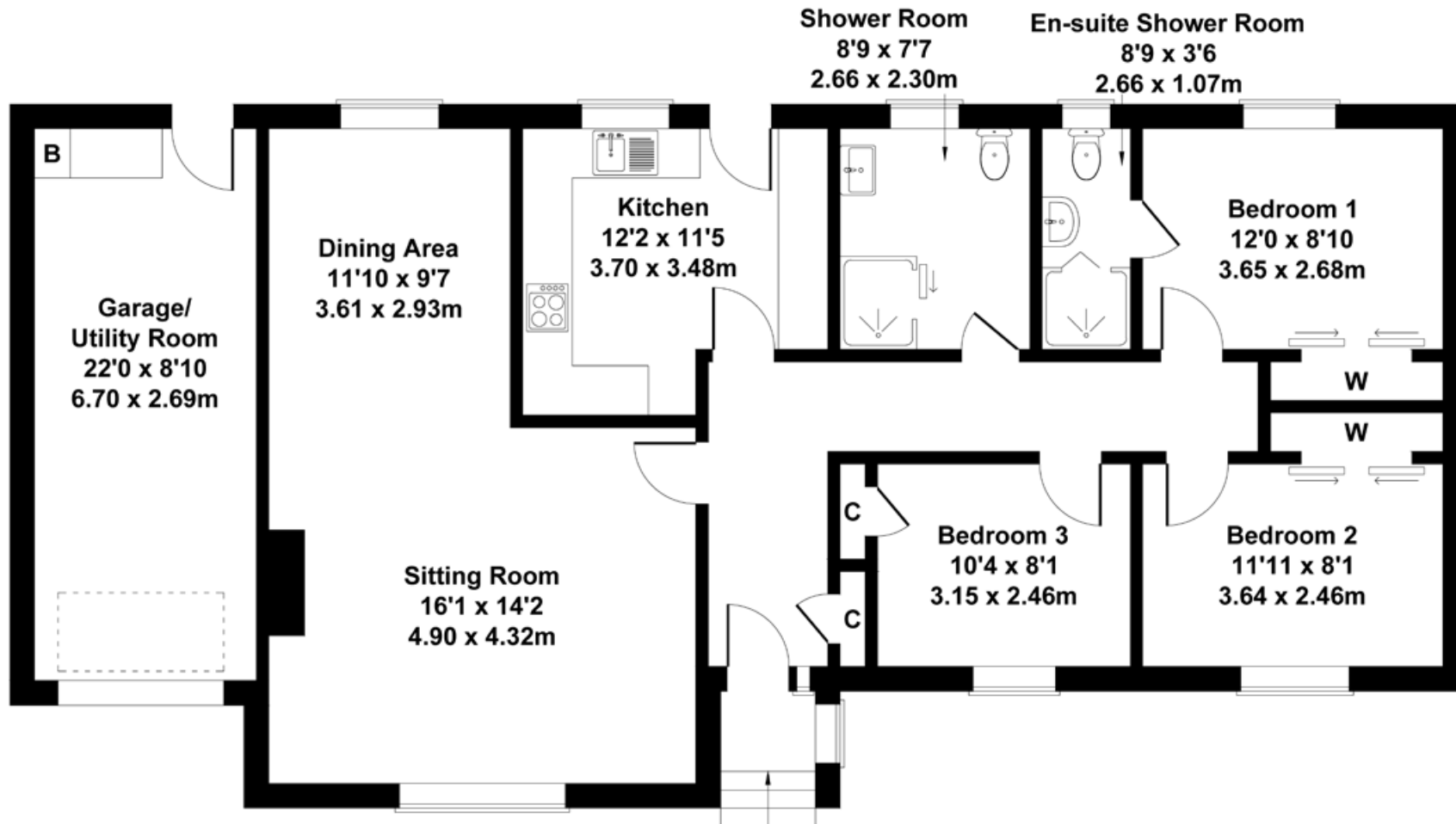
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Fired	Band E	D66	Shell Wifi	YES



Helmsley, 2A Church Grove, Leswalt

Approximate Gross Internal Area
1281 sq ft - 119 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.



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, Helmsley is the first house on the right hand side.

POST CODE

DG9 0JZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: staked.thus.finer

SOLICITORS

McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 7RP

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 May 2024.





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