

FOR SALE

**"SLEMISH"
5 LEAFIELD,
STRANRAER, DG9 0BG**



A well-presented detached bungalow, situated within a most popular residential development. This well-maintained property is in excellent condition throughout and benefits from a well-equipped kitchen, delightful bathroom, attractive internal woodwork, uPVC double glazing and gas fired central heating. The property also benefits from the addition of a utility room and integral garage. Set within its own area of easily maintained garden ground with off-road parking.

**ENTRANCE PORCH, LOUNGE, DINING ROOM,
KITCHEN, UTILITY ROOM, BATHROOM,
2 BEDROOMS, GARDEN, GARAGE**

PRICE: Offers over £149,500 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within a most popular residential development towards the west end of Stranraer, this is a well-presented, detached bungalow which provides most comfortable accommodation over one level.

The property is of timber frame construction under a tiled roof, finished in fyfestone/render and benefits from the addition of a utility room, integral garage, well equipped kitchen, delightful bathroom, attractive internal woodwork, uPVC double glazing and gas fired central heating.

It is set within its own easily maintained garden ground with off road parking. There is a view to the front over other private residences to hillside farmland beyond.

Local amenities include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

ENTRANCE PORCH:

Entrance to the property is by way of twin storm doors. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. Built-in storage cupboards, one of which houses the gas fired central heating boiler. CH radiator.



LOUNGE:

This is a spacious lounge with window to the front overlooking other private residences and farmland hillside beyond. CH radiator & TV point.



Further lounge image



DINING ROOM:

A dining room to the rear with built-in cupboard and CH radiator.



KITCHEN:

The kitchen is fitted with a range of cream floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood and built-in oven. Built-in storage cupboard.



Further kitchen images



UTILITY ROOM:

Located off the kitchen this is a spacious utility room with a Belfast sink and plumbing for an automatic washing.

BATHROOM:

The bathroom is fitted with a three-piece coloured suite comprising a WHB, WC, and bath. There is a mains shower in place over the bath with shower screen. CH radiator.



BEDROOM 1:

A bedroom to the rear with built-in wardrobe, TV point and CH radiator.



BEDROOM 2:

A bedroom to the front with built-in wardrobe and CH radiator.



GARAGE:

The integral garage is located to the side of the property and is accessed by way of the utility room.

GARDEN:

The property is set within an area of easily maintained garden ground. The front has been laid to lawn with mature shrubs and planting borders. There is a concrete driveway leading to the garage. The easily maintained, enclosed rear garden has been laid out to gravel with flower borders.





ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 11/03/2024

COUNCIL TAX: Band 'D'

SERVICES:

Mains electricity, water, gas and drainage. EPC = C

OFFERS:

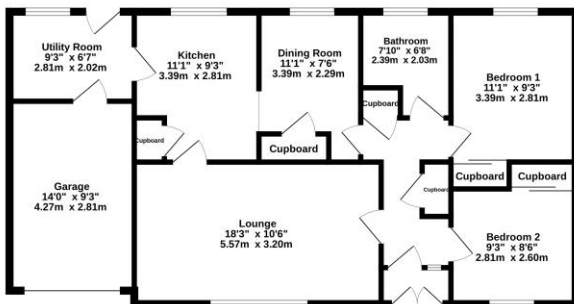
All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Ground Floor
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.
Measurements are approximate. See to site. Dimensions are given only.
Made with Metrolink 12/01

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.