

**FOR SALE**

**"EWANDALE"  
6 PARK LANE,  
STRANRAER, DG9 0DS**



A very well-presented, detached bungalow of traditional construction, occupying a popular location only a short walk from the shores of Loch Ryan. In excellent condition having recently been modernised to include new internal plasterwork, new internal woodwork, new bathroom, new wood-burning stove and tasteful décor throughout. The property also benefits from a modern kitchen, sun lounge to the rear, uPVC double glazing and gas fired central heating. There is a large partially floored loft which may be able to be converted to living accommodation, subject to local authority approval. The property is set within its own fully landscaped area of garden ground with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE,  
'DINING' KITCHEN, SUN LOUNGE, BATHROOM,  
3 BEDROOMS, LARGE LOFT, GARAGE, GARDEN**

**PRICE: Offers over £185,000 are invited**



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DG9 7ED

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## DESCRIPTION:

Located within easy reach of Loch Ryan shore, the town centre and all major amenities, this is a very well-presented detached bungalow which provides well-proportioned family accommodation over one floor. The property, which is in excellent condition throughout displays a range of pleasing features including a modern kitchen, sun lounge to the rear, new bathroom, new wood-burning stove, new internal plasterwork, new internal woodwork, tasteful décor, uPVC double glazing and gas fired central heating.

Of traditional construction under a tiled roof the property is situated within its own very well-maintained, well stocked and generous area of garden ground with ample off-road parking.

Local amenities within easy reach include a general store, bakers' shop, Sheuchan Primary School, bowling club, public house, Agnew Park and Stranraer Marina. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a secondary school transport service available from closeby.

## [Further hall image](#)



## LOUNGE: (Approx 3.9m – 4.25m)

This is a most comfortable and well-proportioned main lounge with bay window to the front. There is an insert fireplace housing a woodburning stove. Wall panelling, CH radiator, and wall mounted TV point.



## ENTRANCE PORCH: (Approx 1.06m – 1.29m)

The property is accessed by way of a uPVC storm door. Tiled flooring.

## HALLWAY:

The hallway provides access to almost all of the accommodation. Built-in storage cupboard, CH radiator, telephone point and access to the loft.



[Further lounge image](#)



[Further kitchen image](#)



**KITCHEN:** (Approx 2.67m – 3.71m)

The kitchen has been fitted with a full range of contemporary floor and wall mounted units in cream with woodgrain style worktops incorporating a ceramic sink with mixer. There is a ceramic hob, extractor hood, built-in oven, integrated dishwasher and plumbing for an automatic washing. Tiled flooring and recessed lighting.



**SUN LOUNGE:** (Approx 2.65m – 3.08m)

The delightful sun lounge is to the rear with, tiled flooring, TV point and CH radiator.



**BATHROOM:** (Approx 1.81m – 2.12m)

The bathroom has recently been fitted with a three-piece suite in white comprising WHB, WC and bath. There is a mains shower in place over the bath. Vinyl wall panelling and vinyl ceiling panelling. CH radiator.



**BEDROOM 1:** (Approx 4.42m – 3.14m)  
A bedroom to the front with built-in wardrobe, Victorian style CH radiator and TV point.



[Further bedroom 3 image](#)



**BEDROOM 2:** (Approx 3.17m – 4.25m)  
A bedroom to the rear overlooking the rear garden.  
CH radiator.



**BEDROOM 3:** (Approx 3.15m – 3.02m)  
A bedroom to the side with built-in wardrobe, TV point and CH radiator.



**LOFT: (Approx 3.13m – 9.54m)**

A large partially floored loft with new skylight to the rear. It may be possible to convert the loft to living accommodation, subject to local authority approval.

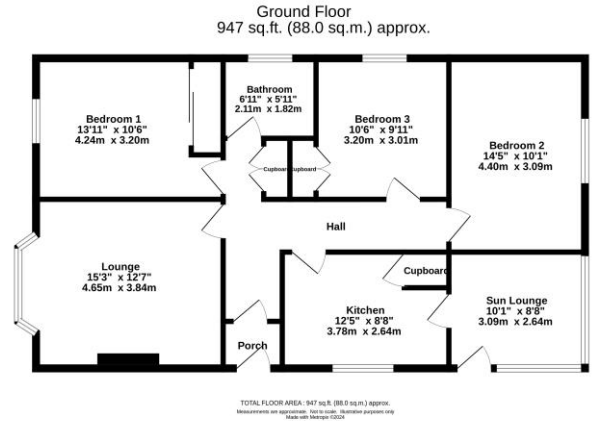


**GARAGE: (Approx 2.76m – 6.06m)**

A detached wooden garage with double doors to the front, side service door, power and light.

**GARDEN:**

The property is set within its own generous area of garden ground to both the front rear. The front garden has mainly been laid out to lawn with mature shrubs. There is a driveway to the side leading to the garage. The enclosed rear garden is comprised of a further lawn, paved patios, gravel border and planting borders.



ENTRY: Negotiable

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

DETAILS PREPARED: 08/05/2024

COUNCIL TAX: Band 'D'

**GENERAL:**

All fitted flooring, light fittings and integrated kitchen appliances are included in the sale price.

**SERVICES:**

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

**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

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