

FOR SALE

'CRAIGNAIR'
12 RYANVIEW CRESCENT,
STRANRAER, DG9 0JL



An opportunity arises to acquire an extended bungalow, occupying a first-class location within a prime residential development in the sought after west end of Stranraer. "Craignair" provides well-proportioned family accommodation over two levels. The property benefits from a splendid 'dining' kitchen, three modern shower rooms, the addition of a garden room to the rear, the use of Karndean flooring, new roof, uPVC double glazing and gas fired central heating. Set amidst its own generous area of easily - maintained, mature, garden grounds. Easy access to Loch Ryan shore.

ENTRANCE PORCH, HALLWAY, LOUNGE,
'DINING' KITCHEN, GARDEN ROOM, UTILITY ROOM,
3 SHOWER ROOMS, 4 BEDROOMS, STORE ROOM,
GARDEN

PRICE: Offers over £255,000 are invited



Property Agents

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Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Occupying a first class location within the prestigious west end of Stranraer, this is a detached bungalow of which provides most spacious, bright, and comfortable accommodation over two levels.

Of traditional construction under a re - tiled roof, the property benefits from a splendid 'dining' kitchen, three modern shower rooms, the addition of a garden room to the rear, the use of Karndeian flooring, uPVC double glazing and gas fired central heating.

"Craignair" is situated within its own fully landscaped, well stocked, and pleasantly secluded garden grounds.

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to the Larg beach within walking distance.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant.

There is a convenient town centre and secondary school transport service available from close by.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door with side panel. Glazed interior door with side panel to the hallway.

HALLWAY:

The welcoming hallway provides access to almost all of the accommodation. Built-in storage cupboard, Karndeian flooring and CH radiator.

LOUNGE:

This is a generous main lounge featuring a Westmorland stone fireplace. Karndeian flooring, TV point and CH radiator.



Further lounge image



'DINING' KITCHEN:

The kitchen is fitted with a full range of shaker style floor and wall mounted units with generous granite worktops. There is a centre island with Belfast sink, integrated dishwasher and surface mounted power point. Rangemaster gas cooker, recessed lighting, Karndeian flooring and CH radiator.



[Further kitchen image](#)



GARDEN ROOM:

A further reception to rear overlooking the garden ground. Sliding patio doors leading to a patio, wall lights, CH radiator and TV point.



SHOWER ROOM:

The shower room is fitted with a corner WHB, WC and shower cubicle with multi-head electric shower. Wet room flooring, vinyl wall panelling and heated towel rail.



[Further shower room image](#)



UTILITY ROOM:

A most useful utility room with floor and wall mounted units incorporating a stainless-steel sink. Plumbing for an automatic washing machine.

DINING ROOM/BEDROOM 2:

A bedroom to the front currently used as a dining room. Built-in wardrobe and CH radiator.



BEDROOM 3:

A bedroom to the rear with CH radiator and TV point.



[Further bedroom 3 image](#)



[Further shower room image](#)



BEDROOM 4:
A further bedroom to the front with built-in wardrobe and CH radiator.



LANDING:
The landing provides access to the first-floor accommodation. There is a large walk-in wardrobe with CH radiator.



SHOWER ROOM:
A further ground floor shower room fitted with a WHB, WC and shower cubicle housing a mains shower. Partial vinyl wall panelling and heated towel rail.



BEDROOM 1:
A bedroom with Velux window to the rear. Built-in wardrobe, built-in storage cupboards and CH radiator.



[Further bedroom 1 image](#)



SHOWER ROOM:

A further shower room fitted with a WHB, WC and corner shower cubicle housing a mains shower. Partial vinyl wall panelling and heated towel rail.



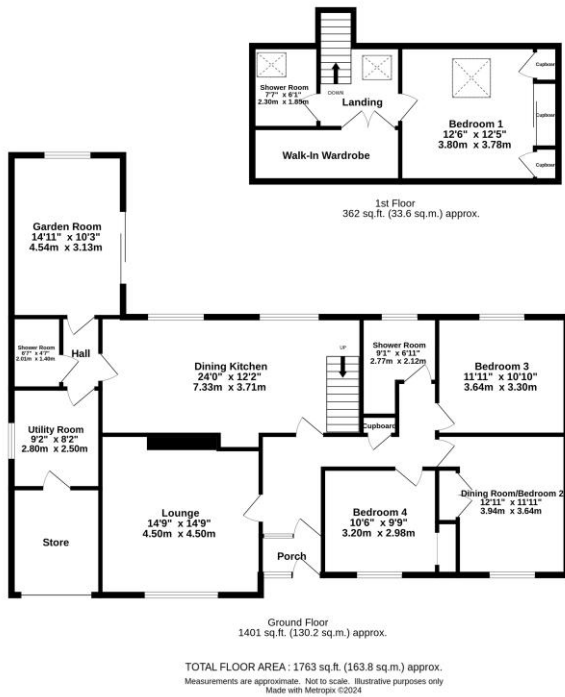
STOREROOM:

Formed to the front of what was the garage. Roller door to the front and access door to the utility room.

GARDEN:

The property is set amidst its own area of secluded and landscaped garden grounds. The front has been laid out to lawn with shrub borders. There is a generous monobloc driveway providing ample off-road parking for several vehicles. The enclosed rear garden is comprised of a lawn, paved patios, gravel border and mature trees and shrubs.





ENTRY: Negotiable

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

DETAILS PREPARED: 28/05/2024

COUNCIL TAX: Band 'E'

GENERAL:

All fitted flooring, Rangemaster cooker, integrated dishwasher and shed are included in the sale price.

SERVICES:

Mains electricity, water, gas and drainage.
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.
Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

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.