



‘Winfrith’, 15 Larg Road
Stranraer, DG9 0JQ



Substantial, detached bungalow in a prime location within the well sought after west end of Stranraer.

Offers Over: £230,000 are invited

'Winfrith', 15 Larg Road, Stranraer, DG9 0JQ



Key Features:

- . Spacious family home
- . Detached bungalow
- . Gas fired central heating
- . Off road parking
- . Generous garden
- . Spacious garage
- . Well sought after location
- . Fully double-glazed
- . Seaviews





Property description

An opportunity arises to acquire a delightful detached, substantial bungalow, occupying a first-class location within a prime residential development in the sought after and prestigious west end of Stranraer. The property provides comfortable, tasteful and bright accommodation over one level. There is a full range of pleasing features to appreciate within this well-maintained home including a spacious dining kitchen, delightful bathroom, four bedrooms and large garage as well as ample off-road parking. Gas fired central heating and full uPVC double glazing. Set within its own fully landscaped and generous area of garden ground. Easy access to Loch Ryan shore.

The property is in excellent condition throughout benefiting from gas fired central heating to which the boiler was installed in May 2024. Of traditional construction under a tiled roof, the property is situated within its own fully landscaped, well stocked and pleasantly secluded garden ground. The garage has recently benefitted from receiving a brand-new fibreglass roof as well as the flat roof to the rear being renewed in late 2020. The outlook to the front is over other private residential properties of varying design, with the outlook to the rear being over garden ground as well as views to Lochryan and beyond.

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to Larg beach almost directly adjacent to the property.

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. Viewing of this most attractive and comfortable detached family home is to be thoroughly recommended.







Accommodation

Front Porch

Steps up into front entrance with tiled flooring, full single glazing door and windows with UPVC door providing access into property.

Hallway

Spacious open plan hallway providing full access to all living accommodation. Open plan sitting area to front of property with full double glazing providing full outlook over front garden. Three central heating radiators, BT phone socket and built in storage.

Lounge

Spacious lounge towards front of property with three double glazed units as well as sliding patio doors providing access to garden. Central heating radiator, access into dining room to rear, and a feature brick fireplace currently housing a gas fire.

Dining Room

Access via lounge and kitchen into rear dining room benefitting from three double glazed windows, central heating radiator and access into dining kitchen.

Kitchen

Large dining kitchen towards rear of property with two large double-glazing windows providing rear outlook. Floor and wall mounted units with granite style worktops, integrated oven and grill as well as induction hob and built in extractor fan. Plumbing for washing machine and dishwasher, separate fridge and freezer (white goods to be included in sale). Central heating radiator, tiled walls and lino flooring as well as access to rear porch and shower room.

Rear Porch

Rear entrance to property access via dining kitchen as well as providing access to shower room. Also access to brand new central heating boiler (May 2024).

Shower Room

Shower room to rear of property with corner shower cubicle with electric shower, WHB and toilet. Double glazed window and splash panel boarding.



Accommodation

Master Bedroom

Spacious double bedroom towards front of property with large double-glazed window providing front outlook, central heating radiator and built in storage.

Bedroom 2

Spacious double bedroom towards rear of property with double glazed window providing a rear outlook, central heating radiator and generous built in storage.

Bathroom

Generous sized bathroom towards rear of property with separate walk-in shower cubicle with electric shower, bath, WHB and toilet. Large double-glazed window as well as central heating radiator with heated towel rack, tiled walls and carpeted flooring.

Bedroom 3

Well-proportioned double bedroom towards front of property with large double-glazed window providing a front outlook, central heating radiator and built in storage.

Bedroom 4

Single bedroom towards rear of property with double glazed window providing rear outlook and central heating radiator.

Garage

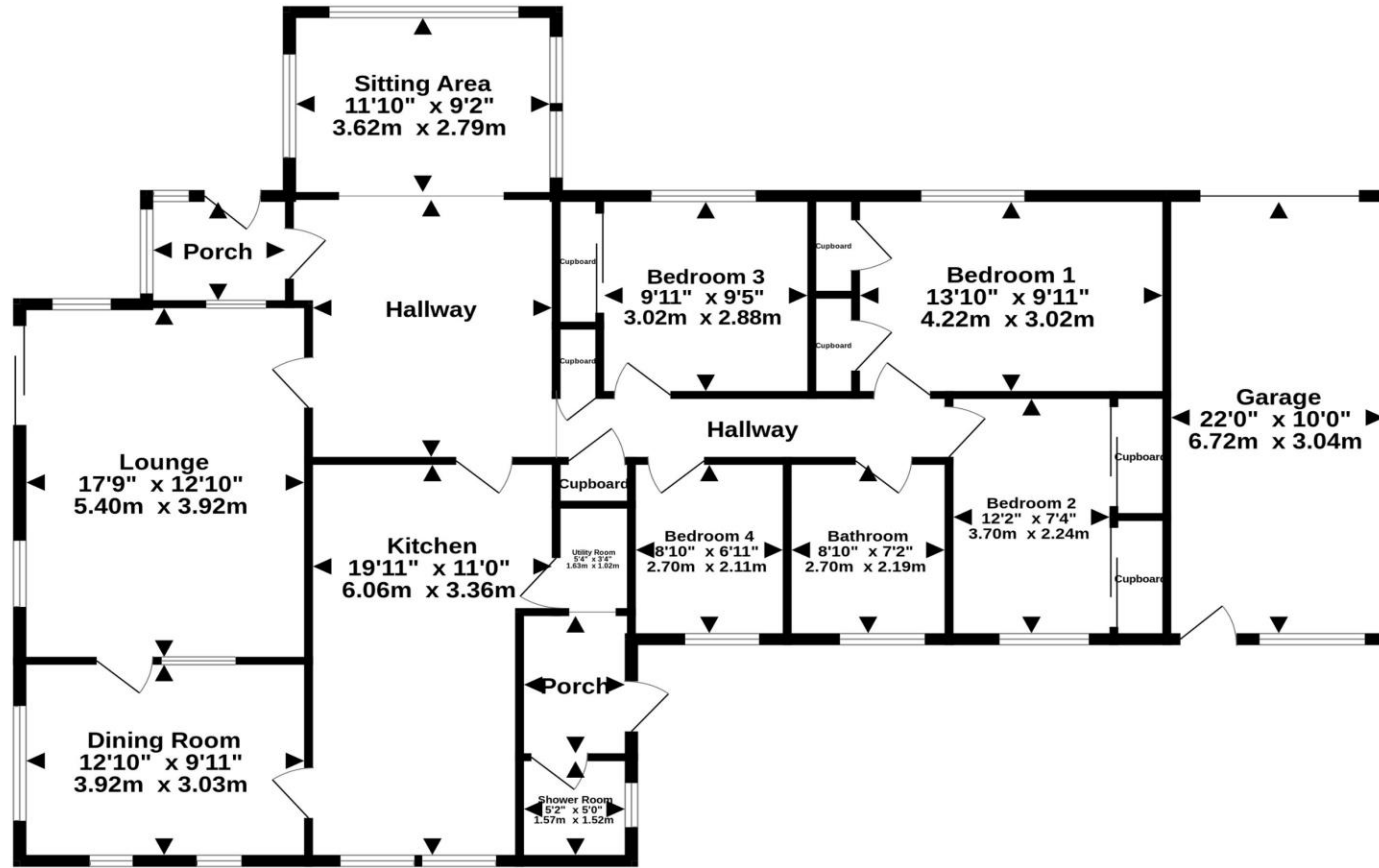
Large garage to side of property with electric up and over door to front, and brand new UPVC door to rear. Mains power as well as brand new fibre glass roof.

Garden

Front garden providing vehicular access into driveway for off road parking, stone wall to front with planting borders, concrete pathway for pedestrian access as well as large well maintained lawn areas. Border fencing alongside with concrete patio to side accessed via lounge providing views to Lochryan and beyond. Maintained lawn area following round to rear of property with brick wall and concrete patio area to rear providing rear access to house and garage.



Ground Floor
1722 sq.ft. (160.0 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout. White goods are also to be included.

COUNCIL TAX

Band F

EPC RATING

C

SERVICES

Mains electricity, drainage & water. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

