

FOR SALE

**"HOWPARK",
LESWALT HIGH ROAD,
STRANRAER, DG9 0AN**



An opportunity arises to acquire a semi-detached bungalow located within easy reach of the town centre and Sheuchan Primary School. The property is in excellent condition throughout having been modernised in the recent past to include a splendid kitchen, delightful bathroom and woodburning stove. The property also benefits from gas fired central heating (new boiler installed) and uPVC double glazing. Set within its own area of landscaped garden ground with off-road parking to the rear.

**PORCH, HALLWAY, LOUNGE, KITCHEN,
BATHROOM, 2 BEDROOMS, ATTIC BEDROOM,
GARDEN**

PRICE: Offers over £155,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Independent Financial
& Mortgage Advice

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

www.swpc.co.uk



DESCRIPTION:

Occupying an elevated position towards the West End of Stranraer, this is an excellent opportunity to acquire a traditionally built, semi-detached bungalow. The property is in excellent condition throughout having been modernised in the recent past to include a splendid kitchen, delightful bathroom and woodburning stove. The property also benefits from gas fired central heating (new boiler installed) and uPVC double glazing. It is set within its own area of landscaped garden ground with the added benefit of off-road parking to the rear. The property is situated adjacent to other private residencies of similar design and is conveniently located within easy reach of local amenities including Sheuchan Primary School, general stores and Stranraer town centre.

All major amenities including supermarkets, healthcare, indoor leisure pool complex are all located within in and around the town centre approximately a half mile distant.

Seldom does the opportunity arise to acquire such a property in this sought-after location and viewing is to be thoroughly recommended.

PORCH:

Access to the property is by way of a wooden storm door. There is a glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all of the accommodation. Laminate flooring, CH radiator, telephone point and staircase to the attic bedroom.



LOUNGE: (Approx 5m – 4.2m)

This is a most comfortable main lounge with a bay window to the front. There is period tone effect fire surround housing an electric fire. Laminate flooring, CH radiator and TV point.



KITCHEN: (Approx 3.98m – 3.2m)

The kitchen fitted with a range of shaker design floor and wall mounted units with solid wood worktops incorporating a double Belfast sink with mixer. stainless-steel sink with mixer. There is a gas hob, extractor hood and built-in oven. Vertical CH radiator.



BATHROOM: (Approx 1.7m – 2m)

The bathroom has been fitted with a three-piece suite in white comprising of WC, WHB and Bath. There is a mains shower in place over the bath with shower screen. Ceramic wall tiles and heated towel rail.



BEDROOM 1: (Approx 3.7m at the widest – 3.9m)

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



BEDROOM 2: (Approx 3.2m – 3.6m)

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



[Further bedroom 2 image](#)



GARDEN:

The property is set within its own area of garden ground. The front is laid out to lawn with flower borders and gravel pathways. The recently landscaped rear garden is mainly laid out to lawn with gravel pathways. There is off road parking to the rear of the garden accessed by way of Finnart Crescent.



ATTIC BEDROOM: (Approx 7.3m – 3.4m)
An attic bedroom with Velux windows to the front and rear. CH radiators.





ENTRY: Negotiable

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

DETAILS PREPARED: 15/10/2024

COUNCIL TAX: Band 'D'

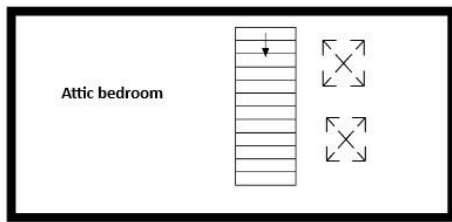
SERVICES:

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

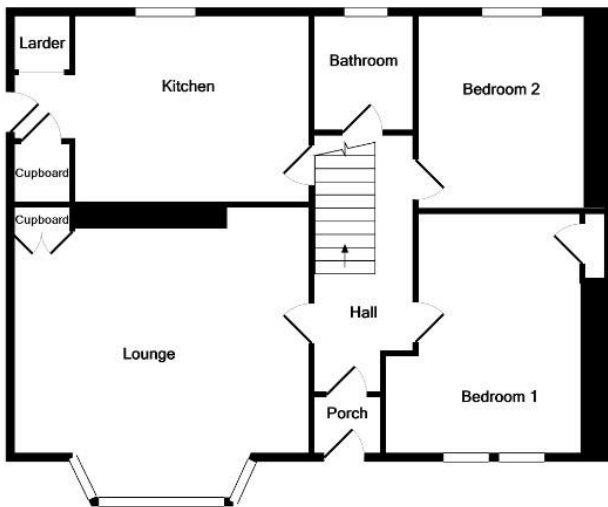
OFFERS:

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

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**