



The Meadows London Road, Stranraer

DG9 8BZ

Offers Over £325,000



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Stranraer, DG9 8BZ

The properties in this part of town are always sought after due to their proximity to all major amenities. Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

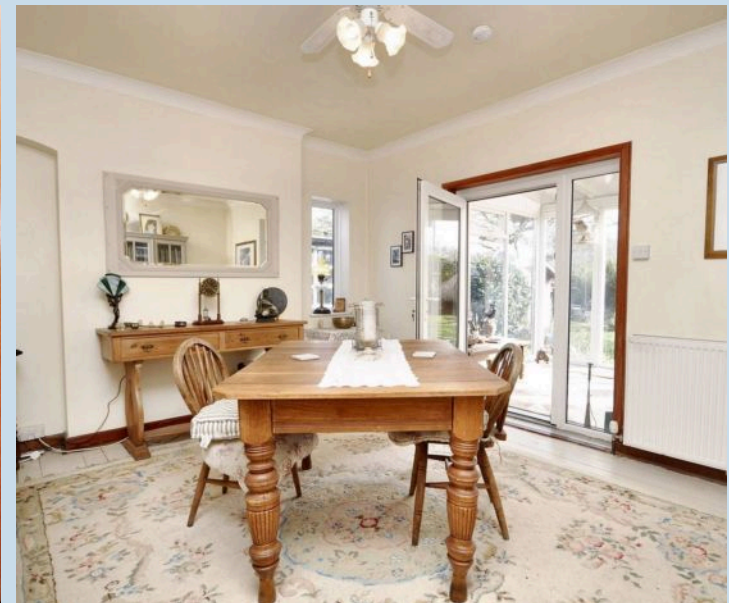
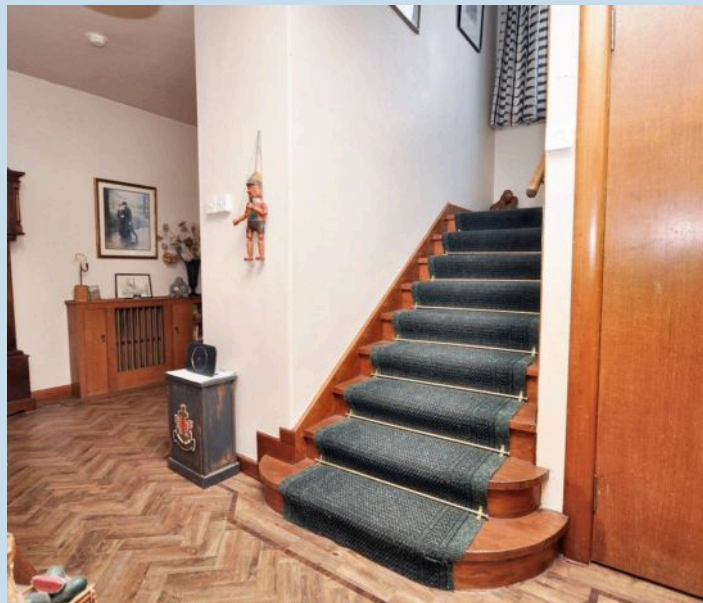
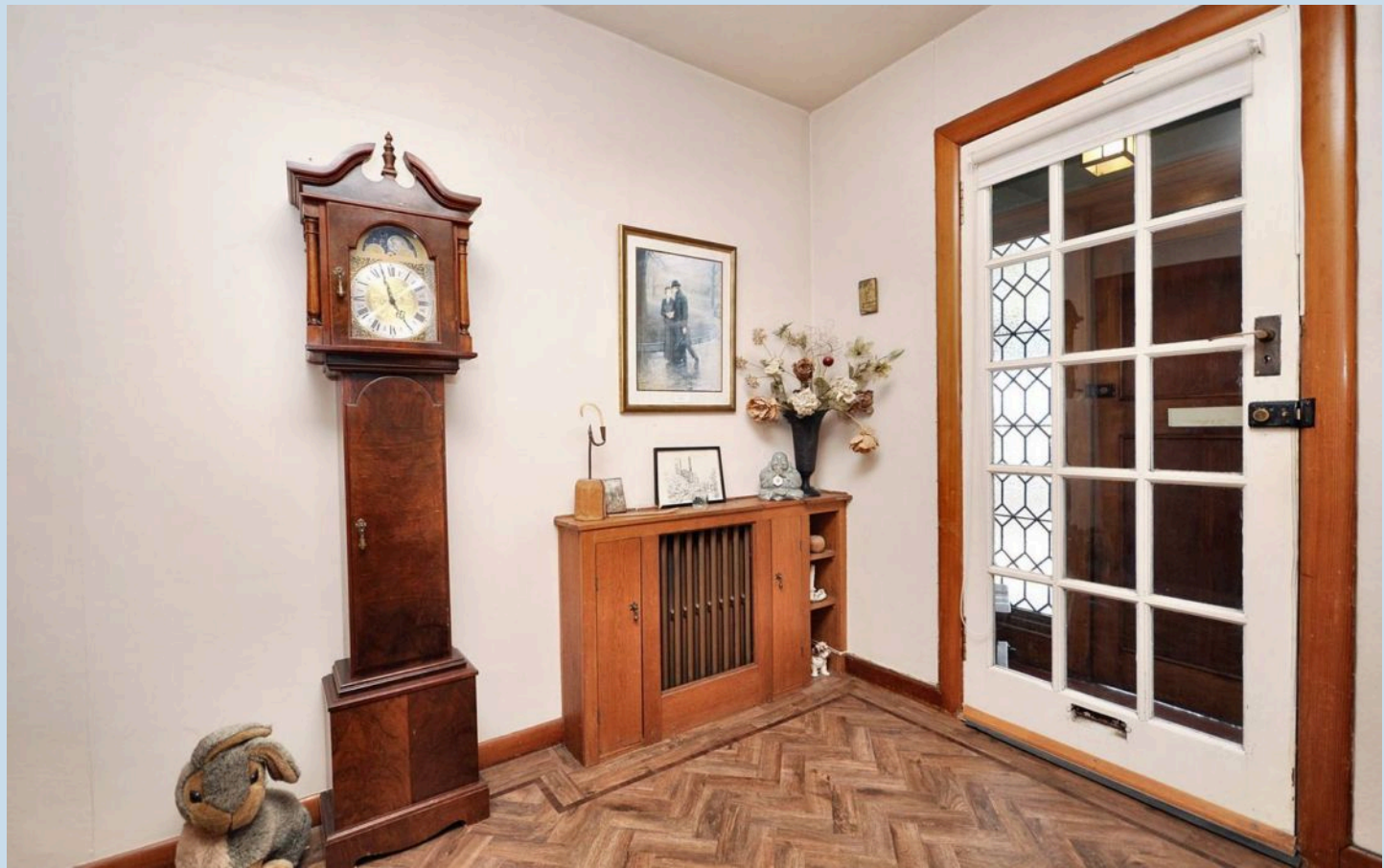
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning detached family home
- Well sought after location
- Full uPVC double glazing
- Ample off road parking
- Three double bedrooms
- Large enclosed/gated garden grounds
- Double garage with workshop
- Rear conservatory
- Wood burning stove
- Traditional features







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This stunning detached family home is a rare find in the highly sought-after location, offering a blend of traditional charm and modern convenience. The property boasts three Double Bedrooms, ensuring plenty of space for a growing family. The full uPVC double glazing floods the interiors with natural light and provides excellent insulation. On the ground floor, a spacious living room features a gas fire, while the rear conservatory offers a tranquil space to relax and unwind featuring a wood burning stove. Throughout the home, traditional features add character and charm, creating a warm and inviting spacious atmosphere. Ample off-road parking is provided by the block paved driveway, complemented by a double garage, making parking a breeze for residents and guests alike. The large enclosed garden grounds at the rear offer a peaceful retreat with paved patio areas, mature trees, and shrubs, perfect for outdoor entertaining and family gatherings.





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Outside, the property boasts a well-maintained garden with various areas for relaxation and enjoyment. The front of the property features a block paved driveway and gravelled areas, surrounded by well-established borders, providing an attractive entrance to the home. Newly fitted double gates with a retractable parking barrier add security and privacy. At the rear of the property, an enclosed garden awaits, complete with a large area of lawn, deep colourful border, and two charming summer houses, offering additional space for hobbies or storage. The gravel driveway with paved parking space and pathway leads to the double garage with separate workshop, providing ample storage and parking options for residents. The garage, with two double glazed uPVC frame windows and an electric roller-shutter door, is a versatile space that could comfortably accommodate two vehicles. This property offers a wonderful opportunity to live in a beautiful home with generous outdoor space, perfect for enjoying the tranquil surroundings and entertaining friends and family.





Hallway

A traditional covered radiator with matching parquet type flooring, plus a second modern radiator, ceiling light, camera security, door chime, telephone point, smoke alarm. Carpeted stairs to the upper floor, central heating thermostat, under stair pantry with electricity meter & fuses, power point, double glazed window and ample shelving

Lounge

20' 2" x 16' 7" (6.15m x 5.05m)

L-shaped sitting room with parquet type flooring throughout, large double aspect DG bay windows with built-in seating, leaded light feature windows either side of timber mantle with gas coal effect fire and side cupboards. 4 radiators, power points, wall lights and ceiling lights. Feature drinks/storage cupboard. Archway leading to additional seating/library area, with UPVC patio doors to the rear garden.

Conservatory

12' 9" x 9' 5" (3.89m x 2.86m)

With Karndean flooring, fully double glazed with carbon fibre roof, sliding door to the garden, power points, TV connection and woodburning stove set on a slate plinth. Wall lights, power points and radiator.

Dining room

13' 10" x 11' 8" (4.21m x 3.55m)

Formal dining room with painted timber floor, built-in shelved storage cupboard, radiator, power points and ceiling light. Side DG window, DG door with fix panel giving access to conservatory.

Kitchen

13' 4" x 10' 11" (4.07m x 3.32m)

Modern fully fitted kitchen with warm white base and wall units, glazed display cupboard, drawer units, built in stainless steel extractor, ceramic hob and a double oven. Space for refrigerator and dishwasher, 1 1/2 dark sink with mixer tap. Karndean flooring, wall tiling, panelled ceiling with light and spotlight, power points. Glass panelled door to Inner Hall. Open arch through to breakfast room.





Breakfast room

10' 11" x 8' 11" (3.32m x 2.72m)

Front and side DG windows with fitted roller blinds, Karndean flooring, power points, radiator, wall mounted TV connection, ceiling light, wall lights and painted panelled ceiling.

Inner hall/ Boot room

Newly fitted uPVC front door and rear stable doors, one to the driveway the other to the rear garden. Carbon fibre roof, vinyl flooring and wall light power point. Sheltered access to garage.

WC

5' 3" x 4' 6" (1.61m x 1.36m)

With a front DG window, WC and half WHB, painted panelled walls, ceiling light and vinyl flooring.

Utility space

6' 4" x 4' 6" (1.93m x 1.36m)

Panelled walls with fitted counter and shelving with plumbing for washing machine as well as currently housing under counter freezer.

Landing

Carpeted stairs to the upper floor half landing with radiator and large full height DG windows. Pre-Ceiling light, smoke alarm, power point, central heating thermostat, hatch to the loft space with solar panel input units. Built-in and linen cupboard with the new ideal gas fire Combi boiler and solar panel controls.

Porch Room/ Study

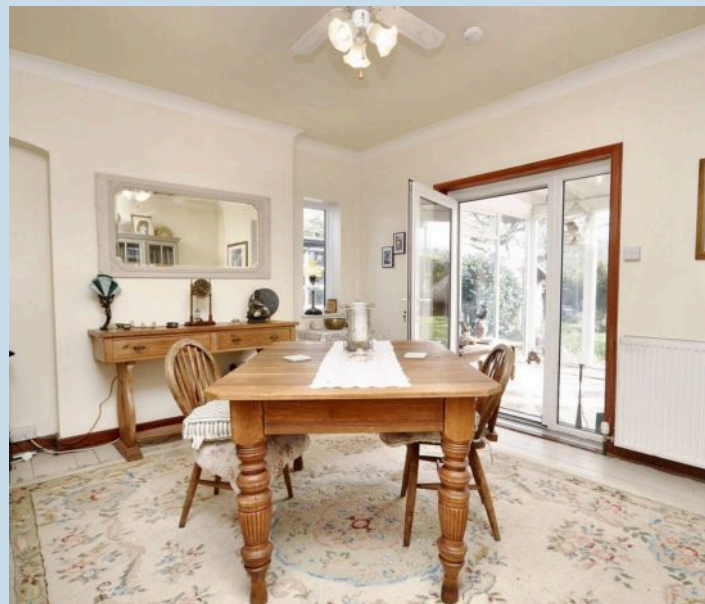
6' 11" x 4' 8" (2.10m x 1.41m)

Part combed ceiling, front DG window with views, 2 internal single glazed windows and wall light. Built-in shelving.

Master bedroom

17' 5" x 16' 7" (5.32m x 5.05m)

Large double bedroom with double aspect DG windows offering front views to the hills at the side of the Loch Ryan, 2 radiators, power points, TV point, ceiling light and 2 built-in cupboards.



Bedroom 2

11' 8" x 10' 11" (3.55m x 3.33m)

Spacious double bedroom with a rear DG windows, small shelved wall cupboard, built-in wardrobe, power points, radiator and ceiling light.

Bedroom 3

12' 8" x 11' 8" (3.87m x 3.55m)

Rear and side DG windows one with a fitted roller blind, radiator, power points, ceiling light, built-in wardrobe. Good double size room.

Bathroom

8' 8" x 6' 7" (2.64m x 2.00m)

Modern bathroom with side DG window and roller blind, moulded bath with panel, wall tiling, wash hand basin with vanity unit below and concealed WC cistern, further built-in storage with illuminated mirror, shaver point, radiator. Deep shower cubicle with rain shower and adjustable head, extractor, spotlights, adjustable shaving mirror and medicine cabinet.

Garden

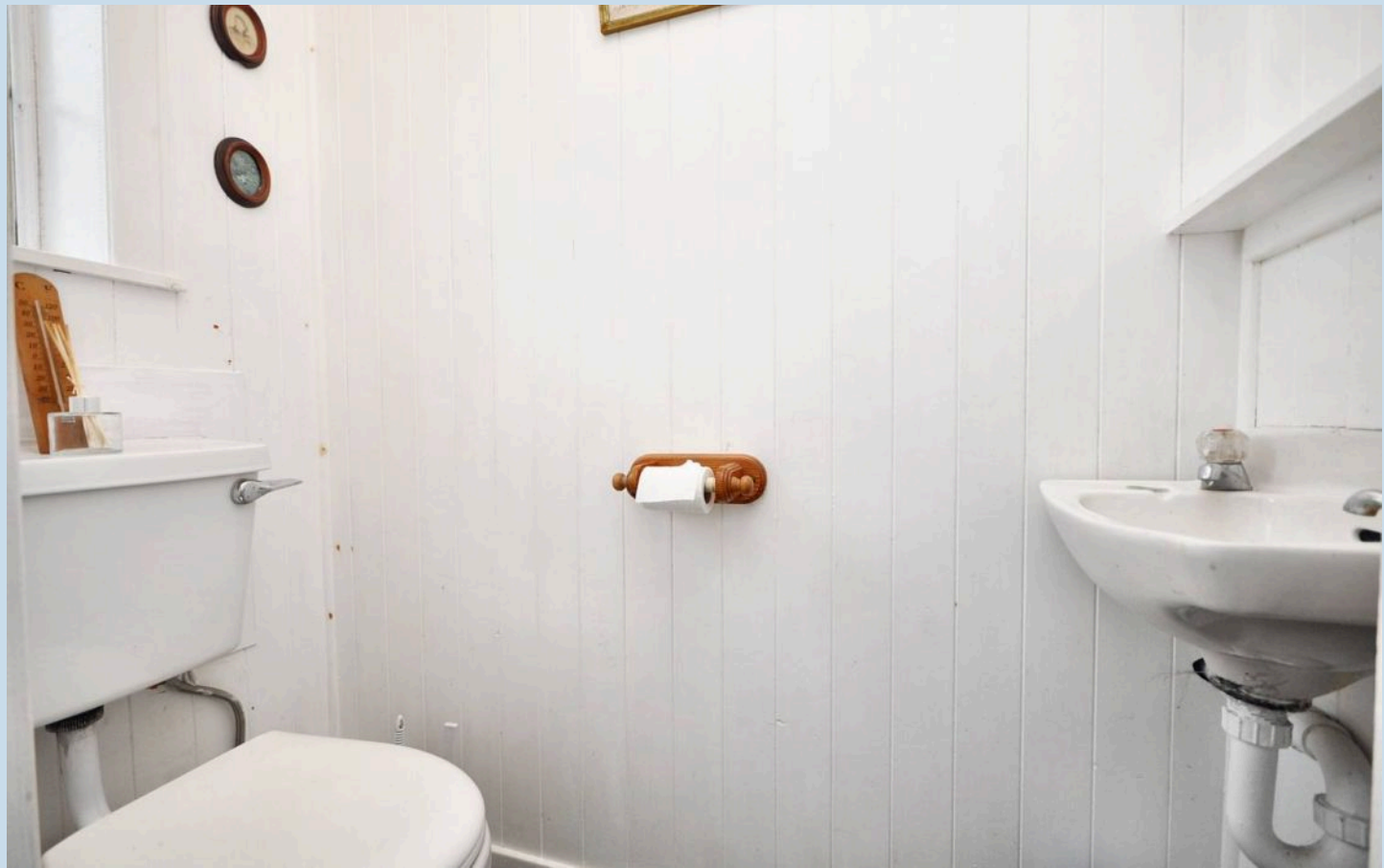
To the front there is block paved driveway, path and gravelled areas with well established borders, newly fitted double gates with retractable parking barrier. Outside water/power supply. The Garden extends along the side with paved pathway, to arched side gate and meter box. At the rear is an enclosed area of garden with large area of lawn, paved patios, mature trees and shrubs, deep colourful border and two summer houses with power & lighting facilities.

Driveway

Ample off road parking spaces on gravel/ block paved driveway providing access to garage area.

Double Garage

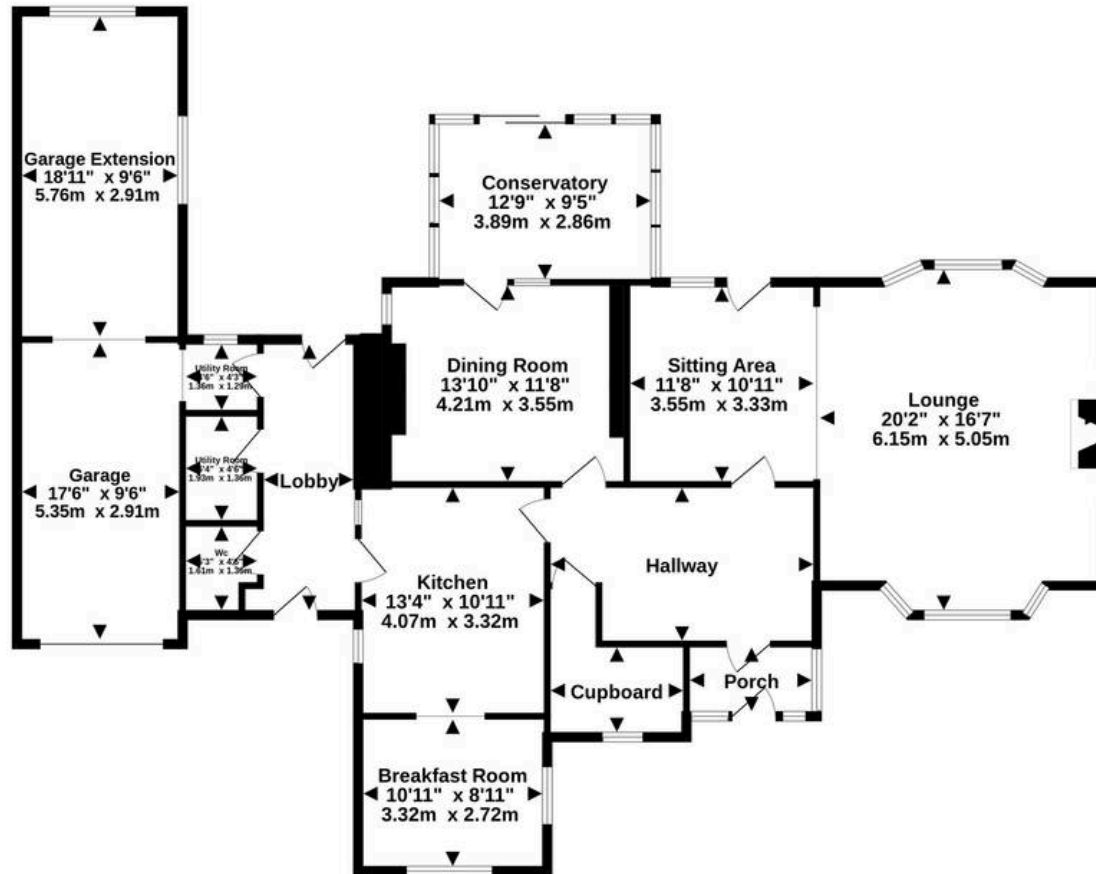
Part felt and part corrugated room. Double length with additional workshop, two traditional framed windows, electric roller-shutter door, ceiling light and ample power points. Could accommodate two vehicles.



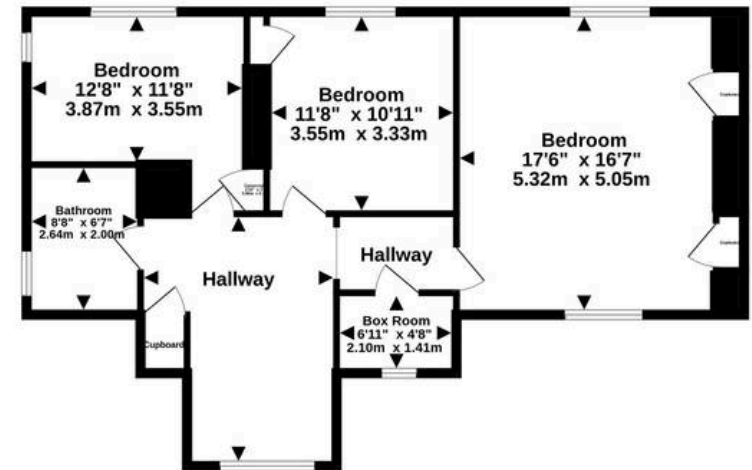




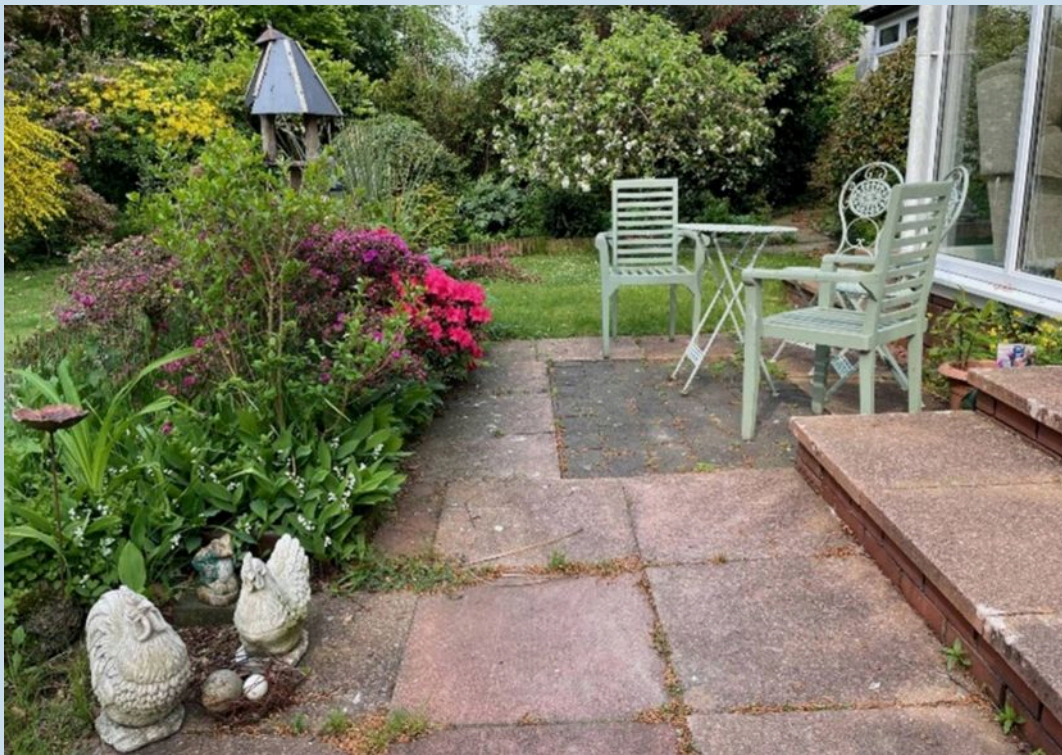
Ground Floor
1668 sq.ft. (154.9 sq.m.) approx.



1st Floor
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

