



Seaward Bowling Green Road, Stranraer

DG9 8AS

Offers Over £165,000 are invited.

Seaward Bowling Green Road

Stranraer, DG9 8AS

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well sought after location
- Generous accommodation
- Detached property
- Sat on a generous plot
- Both front and rear access
- Gas fired central heating
- Potential for spacious family home
- Close to all amenities



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A fantastic opportunity awaits with this exceptional 3 Bedroom Detached House set in a well sought after location. Boasting generous accommodation throughout, this detached property sits proudly on a generous plot with both front and rear access. The property benefits from gas fired central heating and offers the potential to be transformed into a spacious family home. Within close proximity to all amenities, this property presents an ideal chance to create the perfect living space tailored to your needs.

Outside, the property flaunts fully enclosed spacious garden grounds to the rear, featuring a large maintained lawn area complemented by concrete slab pathways and planting borders with hedges and shrubbery. A brick boundary wall surrounds the rear garden, providing both security and privacy. A pathway leads seamlessly round to the front of the property while a rear gate allows for convenient access. The front garden also boasts ample outdoor space, with a concrete slab pathway leading to the front entrance and extending round to the rear of the property. Enjoy the tranquillity of the large maintained lawn area surrounded by planting borders and a sturdy brick built boundary wall, creating a serene outdoor oasis for relaxation and recreation.

This property with its versatile living space and generous outdoor grounds offers endless possibilities to create your dream home in a highly desirable location. Don't miss this chance to secure a property that truly combines comfort, convenience, and potential for your family to thrive in a welcoming environment.



Hallway

Front entrance porch leading into spacious hallway providing access to full living accommodation. Central heating radiator as well as built in storage and stair access into attic generous attic space.

Lounge

15' 6" x 13' 8" (4.73m x 4.16m)

Spacious lounge to front of property with double glazed bay windows to front as well as feature gas fire. Central heating radiator and built in display recess.

Bedroom

13' 5" x 13' 4" (4.09m x 4.06m)

Generous sized double bedroom to front of property with double glazed window to front as well as central heating radiator.

Bedroom

14' 6" x 10' 0" (4.42m x 3.04m)

Generous sized double bedroom to rear of property with double glazed window to rear as well as central heating radiator.

Bedroom

10' 2" x 7' 11" (3.09m x 2.42m)

Double bedroom to rear of property with double glazed window to rear as well as central heating radiator.

Shower Room

8' 0" x 7' 3" (2.45m x 2.20m)

Spacious shower room comprising of walk in shower cubicle with separate toilet and WHB with fitted cabinet. Splash panel boarding as well as heated towel rack and double glazed window.

Dining Room

13' 3" x 6' 10" (4.04m x 2.09m)

Spacious dining area towards rear of property giving access to kitchen and conservatory. Central heating radiator as well as built in storage also.



Conservatory

13' 0" x 8' 4" (3.96m x 2.55m)

Conservatory to side of property of lightweight construction with sliding patio doors giving access to garden grounds. Fully double glazed giving full outlook to spacious garden grounds as well as being fitted with mains power.

Kitchen

11' 1" x 7' 10" (3.39m x 2.40m)

Fully fitted kitchen to the rear with both floor and wall mounted units. Composite sink with mixer tap as well as under counter fridge and space for cooker/hob. Double glazed window to the side as well as access to rear utility space.

Utility Room

8' 8" x 7' 7" (2.63m x 2.31m)

Utility space off kitchen to the rear of the property currently housing white goods as well as giving access to rear WC. Double glazed window to the rear as well as rear access to garden grounds.

WC

7' 7" x 3' 3" (2.31m x 0.98m)

WC to the rear of the property comprising of a separate toilet and WHB as well as double glazed window to side.

Rear Garden

Fully enclosed spacious garden grounds to the rear of the property comprising of large maintained lawn area with concrete slab pathways and planting borders with hedges and shrubbery. Brick boundary wall also with pathway leading round to front of property and rear gate access. Property also benefitting from two outside storage sheds as well as cellar. Large detached wooden garage to rear of plot.

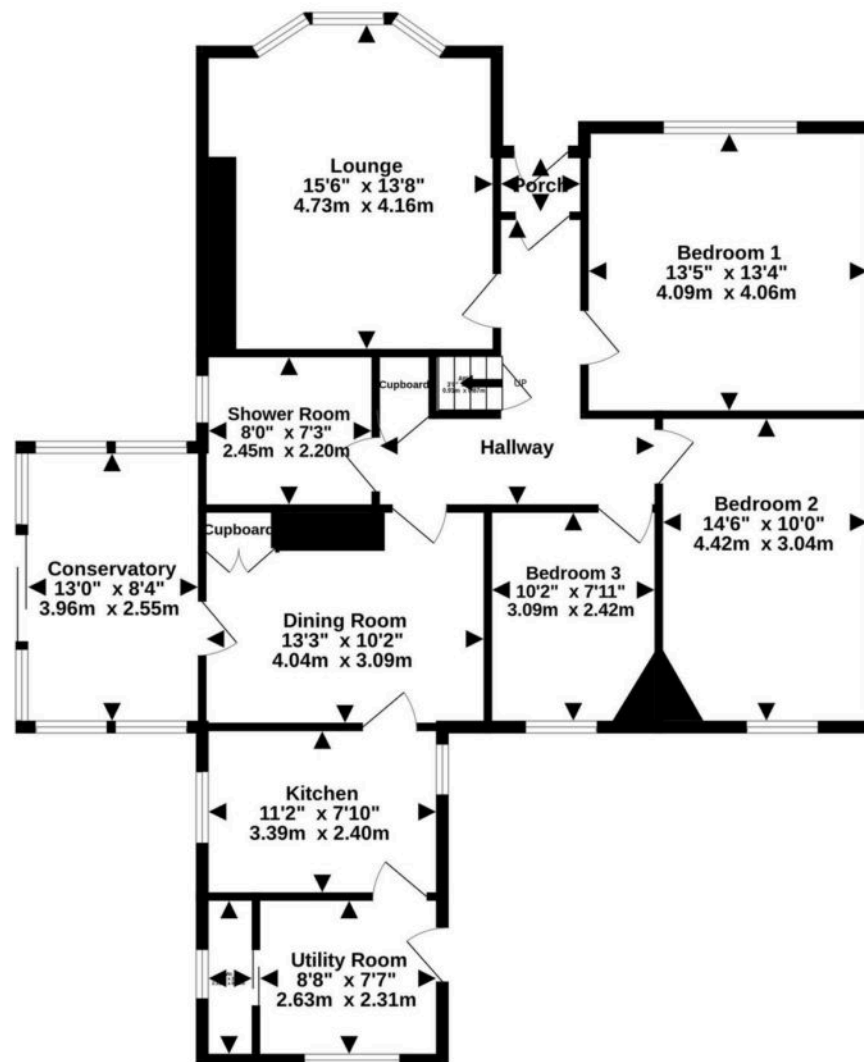
Front Garden

Spacious garden grounds to the front of the property comprising of concrete slab pathway leading to front entrance leading round to rear of property. Large maintained lawn area with planting borders and brick built boundary wall.





Ground Floor
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.





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