



4 Smithy Road, Stranraer

Stranraer, DG9 8LP

PRICE: Offers Over £145,000 are invited

4 Smithy Road

Stranraer, Stranraer

Local amenities include general store and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre, approximately one mile distant. There is also a town centre and secondary school transport service available from closeby.

Council Tax band: D

Tenure: Freehold

- Located within a popular residential area
- 3 bedroom detached bungalow
- Easily maintained garden grounds
- Well-proportioned 'dining' kitchen



4 Smithy Road

Stranraer, Stranraer

Located within the confines of a sought-after residential area, an opportunity has arisen to acquire a detached three bedroom bungalow which provides comfortable family accommodation over one level.

The property benefits from a well-proportioned 'dining' kitchen, spacious bathroom, attractive internal woodwork, double glazing and gas fired central heating.

There is scope for some general modernisation within.

The property features easily maintained garden grounds with the added benefit of off-road parking and a detached garage.

Situated in a popular residential location, residents can enjoy the convenience of nearby amenities, while still revelling in the peace and quiet that this pleasant neighbourhood offers.



Hallway

The property is accessed by way of a wooden storm door. CH radiator. Access to the loft.

Lounge

A spacious reception room with a large picture window to the front, with an outlook to other residential properties and green rolling fields beyond. CH radiator and gas wall heater. TV point.

Dining Kitchen

The kitchen is fitted with a range of white floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. From the kitchen there is a rooftop view over the town and to Loch Ryan beyond.

Bathroom

The tiled bathroom is fitted with a three-piece suite comprising a WHB, WC and bath with shower above. CH radiator.

Bedroom 1

A bedroom to the front with a built-in wardrobe and CH radiator.

Bedroom 2

A bedroom to the rear with two built-in wardrobes and CH radiator.

Bedroom 3

A bedroom to the side with CH radiator.



GARDEN

The property is set amidst its own easily maintained garden ground. The front has been laid out to lawn with shrub borders. There is a driveway to the side leading to a detached garage. The rear garden is comprised of a paved patio and further lawn with shrub borders.

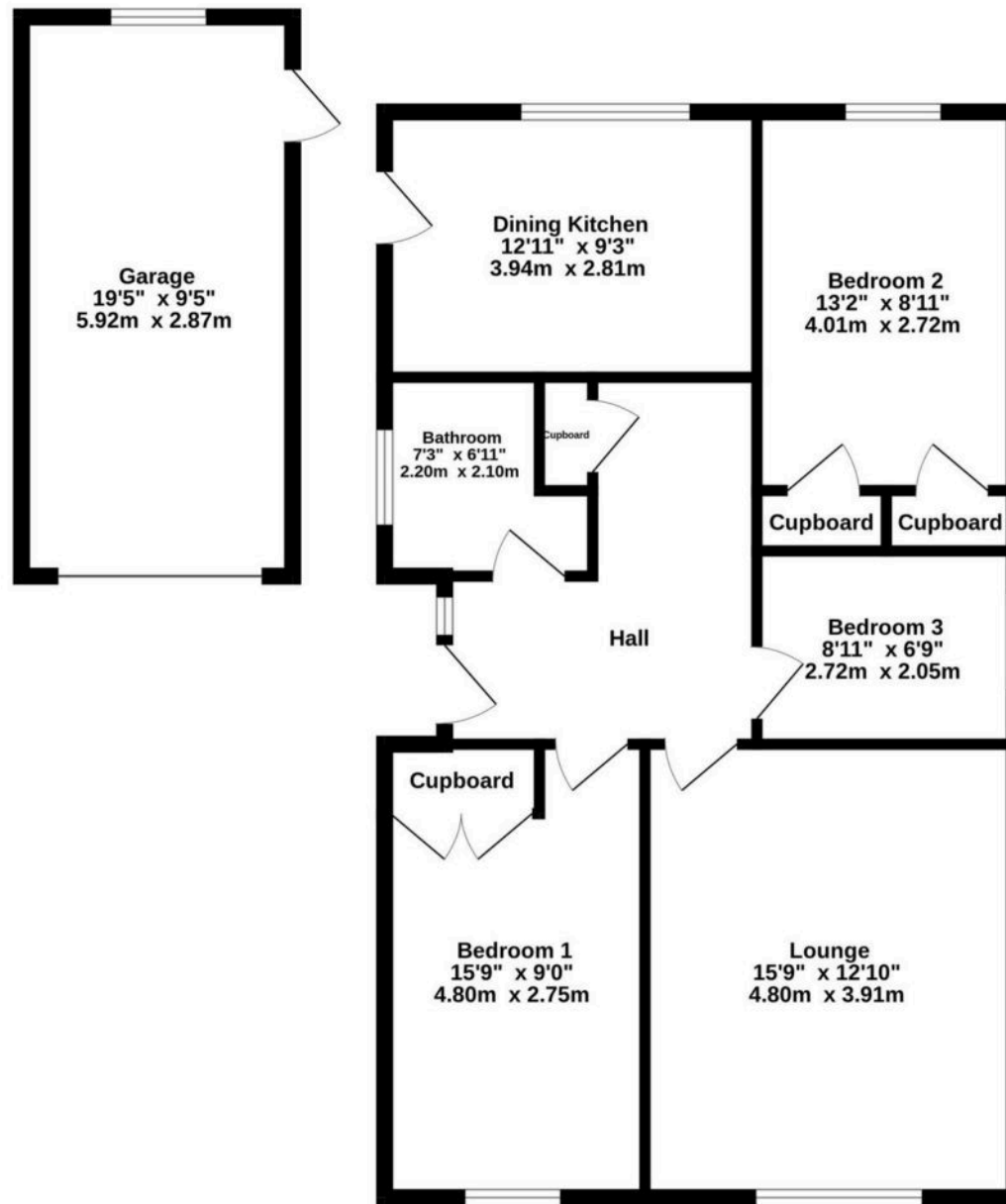
GARAGE

Single Garage

There is a detached garage to the side with power and light.



Ground Floor
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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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.