



'Rathaine', Stoneykirk Road

Stranraer, DG9 8LY

PRICE: Offers Over £250,000 are invited

Rathaine

Stranraer,

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant. The seaside village of Portpatrick, with its harbourside restaurants, hotels and craft shops, is a popular attraction and there are superb beaches to be found on the shores of Luce Bay which is only a short drive away. Excellent golf courses are also within easy reach.

Council Tax band: E

EPC Energy Efficiency Rating: F

- Detached country residence
- Spacious family accommodation over two levels
- Wonderful views over the surrounding countryside
- Attractive internal woodwork
- Shaker style kitchen
- Generous shower room
- Solar panels
- Mature garden grounds
- Garage and workshop



Rathaine

Stranraer

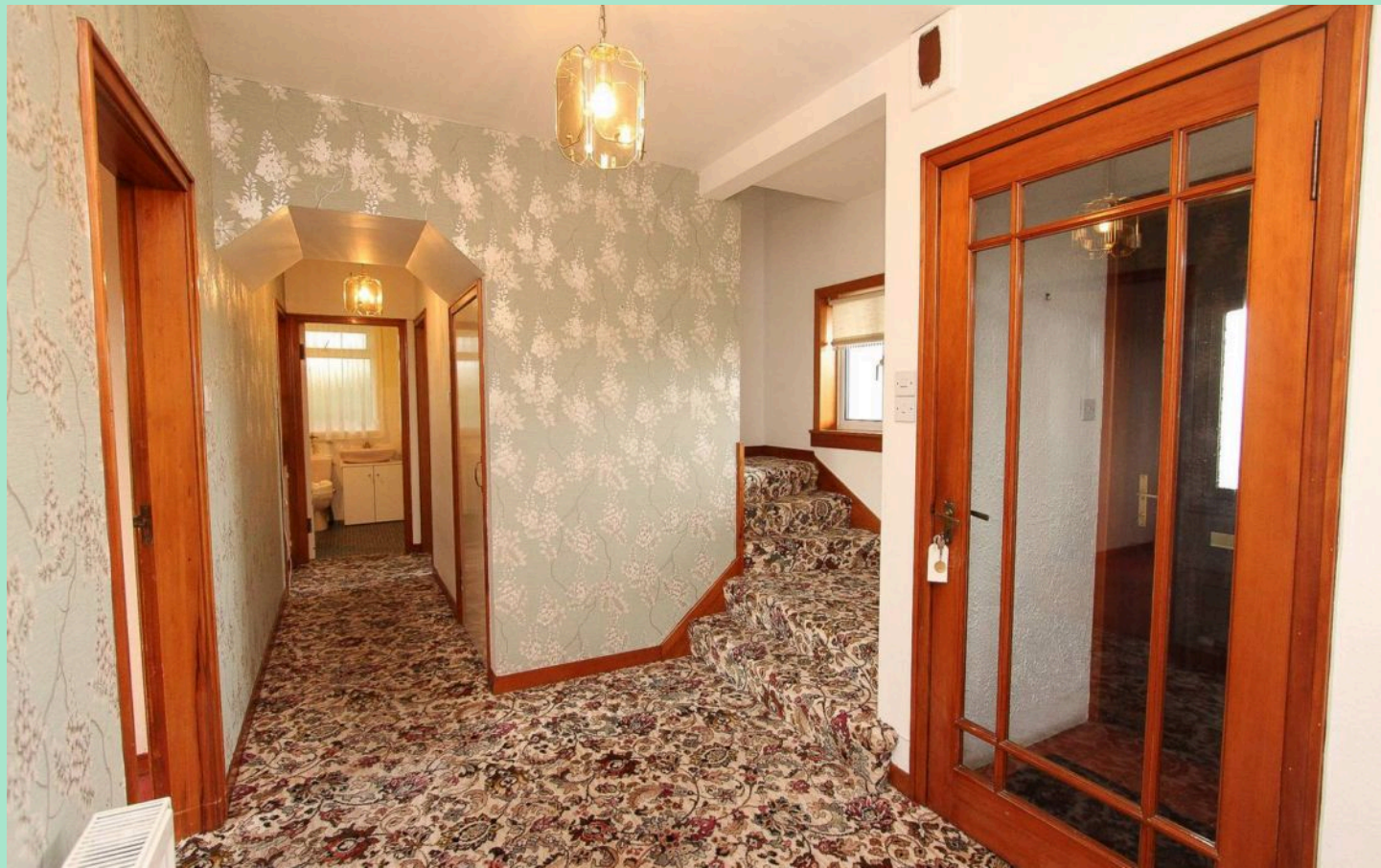
Located within the picturesque countryside, this is an attractive 3-bedroom Chalet Bungalow that presents an opportunity to acquire a detached country residence boasting spacious family accommodation spread over two levels.

From all aspects of the property there are views over garden ground to the surrounding countryside beyond.

The property features a shaker style kitchen, generous shower room, uPVC double glazing, oil central heating and the inclusion of solar panels, for which no guarantee can be given.

In fair condition, the property will benefit from some general modernisation.

"Rathaine" is set amidst its own generous area of mature garden ground which is mainly laid out to lawn with mature shrubs and trees. There is the added benefit of ample off-road parking to the rear.



Hallway

The property is accessed by way of uPVC storm door. Glazed interior door to the wide and welcoming hallway and staircase to the first floor.

Lounge

A spacious main lounge featuring a tiled fire surround and hearth. There are 2 display recesses, wall lights and a TV point.

Garden Room

A small garden room to the rear of the lounge with an outlook over garden ground.

Dining Room

A further reception room to the rear with a built-in cupboard with a half-glazed door.

Kitchen

The kitchen is fitted with a range of shaker design floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine.

Bedroom 3

A ground-floor bedroom with bay window to the front.

Shower Room

The shower room is fitted with a WHB, WC and shower cubicle with vinyl wall panelling and a mains shower.



Bedroom 1

A double aspect bedroom with a WHB.

Store

A store room accessed from bedroom 1. There is a fitted shelving, storage units and a WC.

Bedroom 2

A bedroom with a Skylight window to the rear and a range of built-in storage.

Garden

The property is set amidst its own area of mature garden grounds predominantly laid out to lawn with mature shrubs and trees.

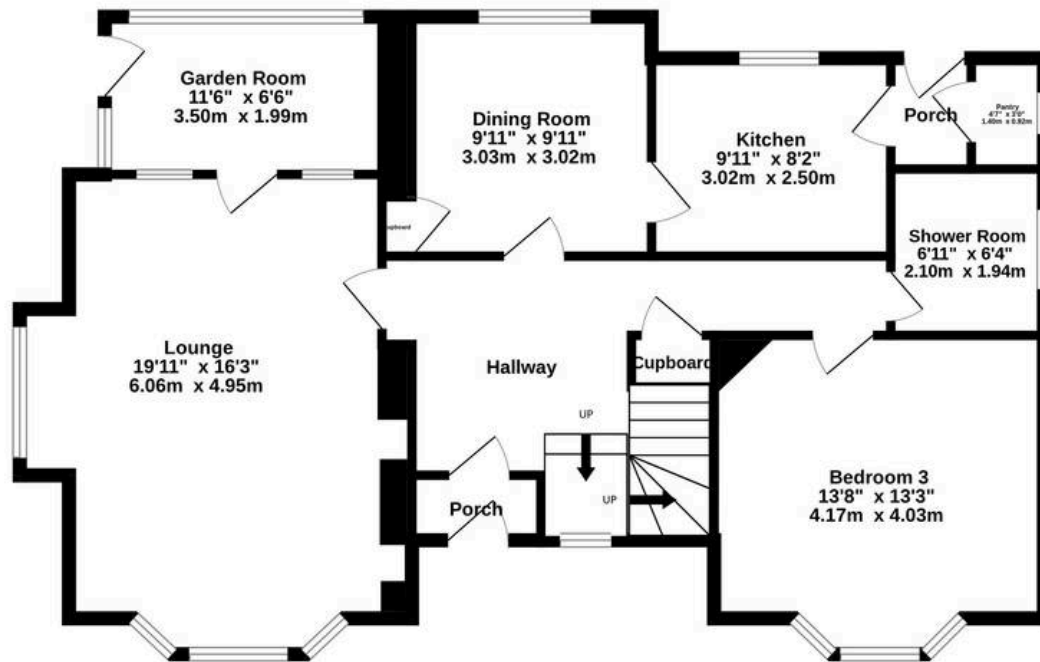
GARAGE

Single Garage

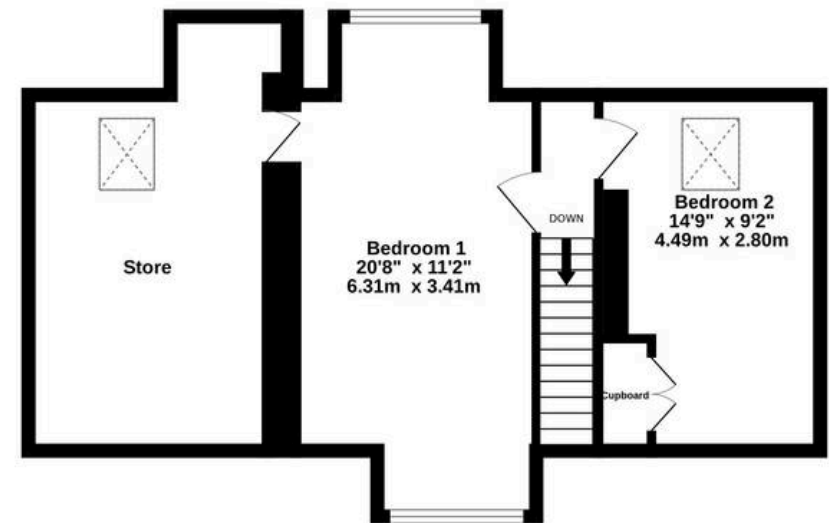
To the rear of the property, there is a detached garage with a workshop beside. There is the added benefit of a large gravel driveway providing ample off-road parking.



Ground Floor
943 sq.ft. (87.6 sq.m.) approx.



1st Floor
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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