



Ryan Bank, Cairnryan

Stranraer, DG9 8QX

PRICE: Offers Over £110,000 are invited

Ryan Bank

Cairnryan, Stranraer

Local amenities within the village include a restaurant, village hall and two ferry ports. All major amenities are located in and around the town of Stranraer approximately 6 miles distant and include supermarkets, healthcare, leisure pool complex and primary / secondary schooling. There is also a town centre and school transport service available from the village.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Traditional stone built property
- Ground floor WC
- Open plan dining kitchen
- Stunning sea views
- Spacious bathroom
- Generous sized enclosed garden grounds
- Newly installed kitchen with integrated appliances
- Newly fitted front & rear entrance doors



Ryan Bank

Cairnryan, Stranraer

Nestled in a picturesque setting, this 2-bedroom terraced house boasts charming characteristics and modern conveniences. The traditional stone-built property features a ground floor WC, an open plan dining kitchen offering a perfect space for entertaining, and showcases stunning sea views to enhance every-day living. The first floor houses two bedrooms that ensures generous upper level accommodation, alongside a spacious bathroom. Additionally, the property offers generous sized enclosed garden grounds, ideal for relaxation and outdoor activities.

Step outside to discover the landscaped and tiered garden at the rear of the property. This outdoor space includes attractive borders, a chipped and patio area a rotary clothes drier, a traditionally built shed, a storage shed, and a most pleasant summerhouse. Other amenities found in the garden are a greenhouse, an outside water supply, and a sky dish. For added privacy and security, the garden is fully enclosed, providing a tranquil retreat for residents to enjoy all year round.



Hallway

A modern Upvc double glazed front door provides the access to a full-length hallway with open plan pine staircase to upper floor accommodation. Understairs cupboard housing the electric meter. Storage radiator, telephone point, wall shelf and Upvc/double glazed door to the garden.

Dining Room

13' 0" x 10' 11" (3.95m x 3.33m)

This room is situated to the front of the house and has a superb view over Loch Ryan. It is on an open plan basis with the kitchen with an archway divider.

Kitchen

13' 0" x 12' 0" (3.95m x 3.65m)

This is a newly installed and extremely well fitted kitchen with quartz tops with integrated appliances including, oven hob washing machine dish washer as well as new flooring, triple glazed windows to the front & double glazed to rear.

Lounge

14' 11" x 10' 0" (4.55m x 3.05m)

Conveniently located on the ground floor, this is a further well proportioned reception room which has potential to be a third bedroom. Located to the front with a great outlook over the loch. TV point and telephone point.

WC

7' 11" x 4' 8" (2.42m x 1.42m)

Situated towards the rear of the hallway and comprising a two piece suite of WC and WHB. Extractor fan.



Landing

The landing provides the access to the bedrooms and bathroom. There is also access to the fully insulated and partially floored attic by way of a Slingsby style ladder. Hot water tank and light within the attic. Telephone point, wall light on stairwell, window to rear. Built in shelved linen cupboard.

Bedroom

22' 11" x 11' 5" (6.98m x 3.47m)

A spacious master bedroom on the first floor with windows to the front overlooking the loch and to the rear over the well kept garden. Double built in cupboard, storage radiator, two TV points.

Bedroom

11' 7" x 10' 0" (3.52m x 3.05m)

A double bedroom to the front with double glazed window providing a fine view over the loch. Double built in wardrobe, wall shelf & TV point.

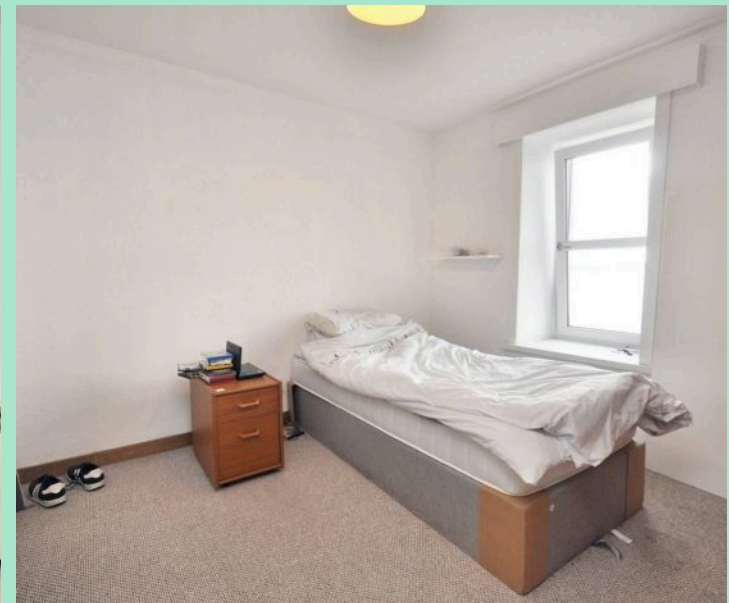
Bathroom

10' 0" x 7' 10" (3.05m x 2.40m)

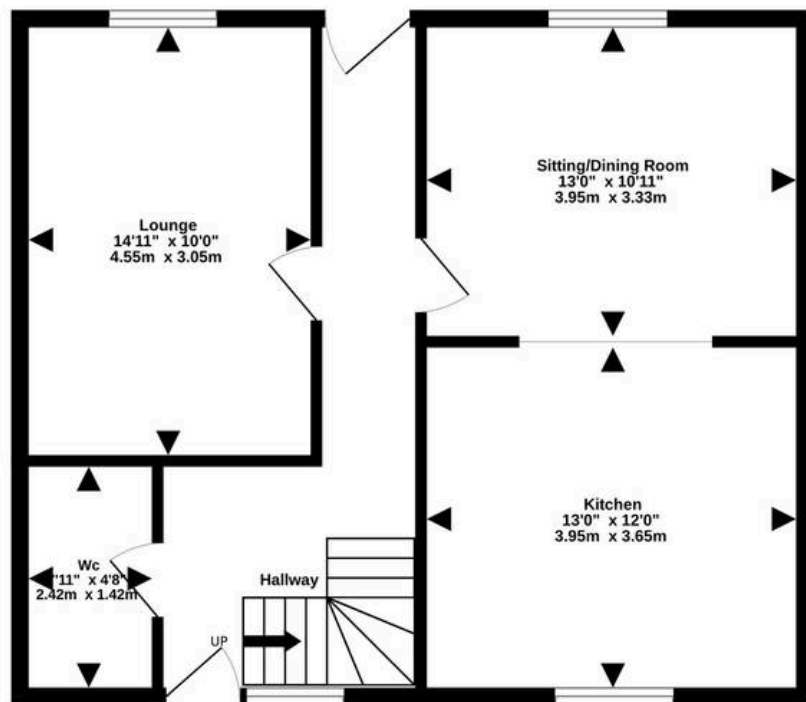
A generous sized bathroom which has been fitted with a modern 3 piece suite 'comprising WC, WHB and Bath. There is a walk in separate shower unit with splash panel boarding, Pine panelled ceiling, storage radiator, extractor fan, wall mirror, and light/shaver point. Deep window ledge.

Garden

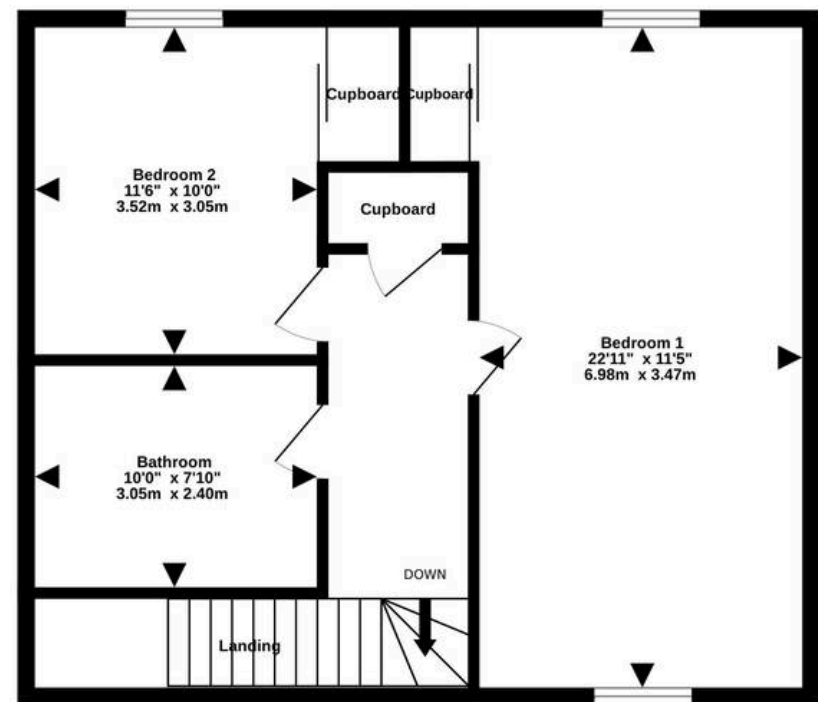
To the rear of the property, there is a landscaped and tiered garden comprising attractive borders, chipped and patio area. Rotary clothes drier, traditionally built shed, storage shed and most pleasant summerhouse. Greenhouse, outside water supply and sky dish. The garden is fully enclosed. On street parking.



Ground Floor
607 sq.ft. (56.4 sq.m.) approx.



1st Floor
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.