



6 Ryanview Crescent, Stranraer

DG9 0JL

PRICE: Offers Over £250,000 are invited

6 Ryanview Crescent

Stranraer, Stranraer

Situated in a highly desirable location, this immaculate 3-bedroom semi-detached house offers a unique combination of elegance and comfort. This walk-in bungalow boasts a beautifully maintained interior, featuring a spacious open plan kitchen/dining area, perfect for entertaining guests or enjoying family meals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Walk in semi detached bungalow
- Immaculate condition throughout
- Well sought after location
- Three bedrooms
- Gas fired central heating
- Full UPVC double glazing
- Off road parking
- Detached garage
- Landscaped and well maintained garden grounds
- Open plan kitchen/ dining area

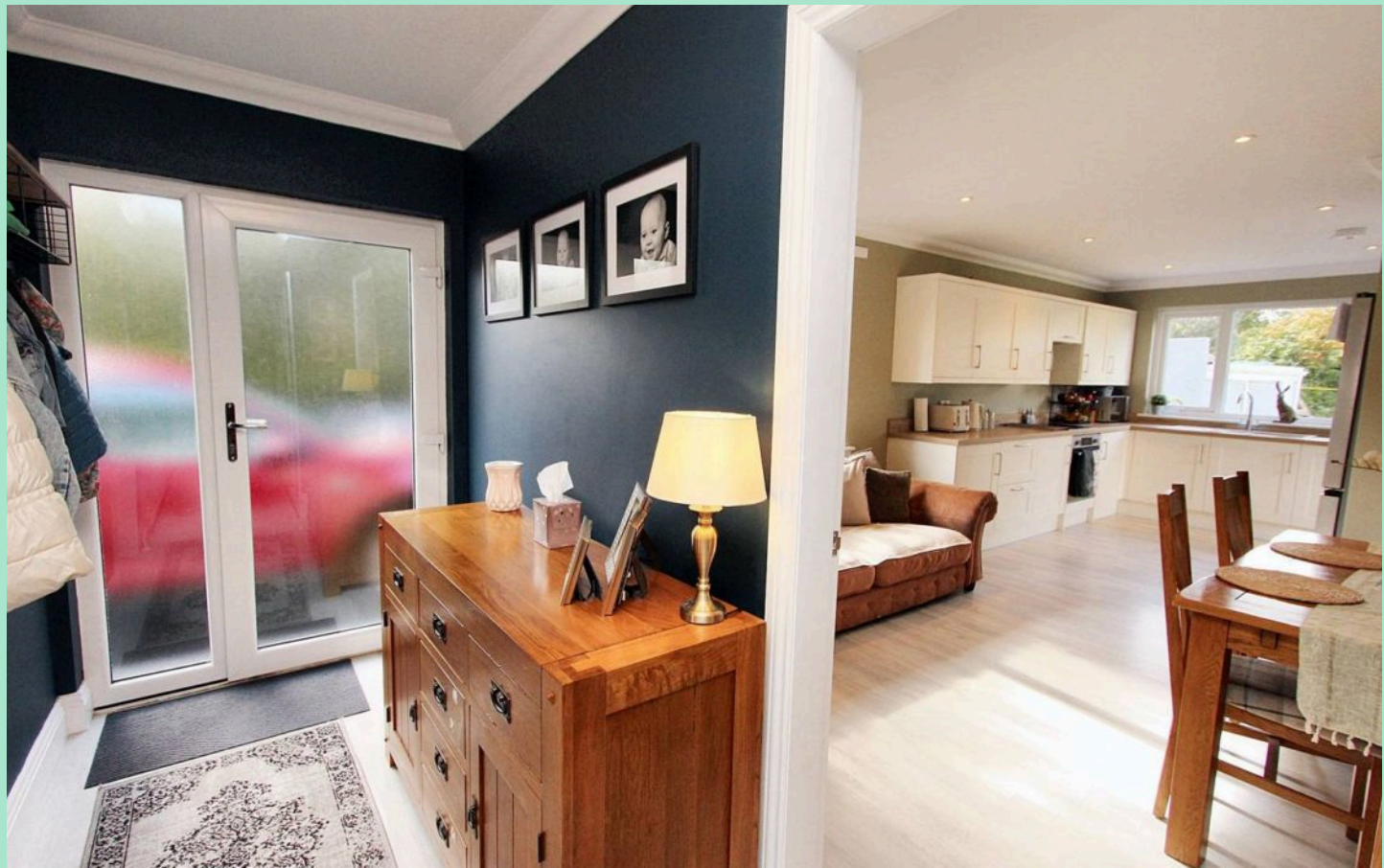


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The property benefits from gas-fired central heating and full UPVC double glazing, ensuring warmth and energy efficiency all year round. With off-road parking and a detached garage, convenience is key in this charming residence. The landscaped garden grounds add to the allure of the property, providing a tranquil outdoor space for relaxation or outdoor activities.

The outside space of this property is equally impressive, with a fully landscaped and enclosed rear garden that includes a large, well-maintained lawn and a concrete patio pathway, ideal for al fresco dining or enjoying the sunshine. The gravel border, boundary timber fencing, and mature plantings and shrubbery create a peaceful and private oasis. The front garden is equally inviting, featuring well-maintained areas with planting borders, hedging, and mature plantings, enhancing the property's kerb appeal. Additionally, the generous-sized driveway at the front of the property offers ample off-road parking for multiple vehicles, adding a practical touch to this picturesque home. With its impeccable condition, sought-after location, and carefully crafted outdoor spaces, this property encapsulates the perfect blend of modern comfort and natural beauty, promising a truly exceptional living experience.



Hallway

Double glazed UPVC panel storm door leading into hallway giving access to full living accommodation with built in storage and central heating radiator.

Lounge

16' 4" x 12' 4" (4.99m x 3.77m)

Bright and spacious lounge to front of property with large double glazed window to front as well as built in feature display recess's as well as built in television display with electric feature fire place. Central heating radiator also.

Dining Area

13' 0" x 10' 7" (3.97m x 3.22m)

With open plan access to kitchen benefitting from a large double glazed window allowing for a bright and open dining space with central heating radiator.

Kitchen

10' 11" x 9' 7" (3.34m x 2.93m)

Recently installed, fully fitted kitchen with both floor and wall mounted units. Benefitting from modern fixtures and fittings to include an integrated electric fan oven and ceramic hob with built in extractor, composite sink with swan neck mixer tap as well as integrated dish washer. Under counter space and plumbing for washing machine and tumble dryer as well as large double glazed window and double glazed UPVC storm door allowing for rear outside access.

Bathroom

9' 8" x 8' 2" (2.94m x 2.50m)

Generous sized, recently installed luxury bathroom comprising of walk in corner shower with electric power shower as well as wall mounted WHB with vanity unit and separate bath and WC. Wall mounted heated towel rack and tiled walls as well as double glazed window.



Bedroom

12' 8" x 9' 8" (3.86m x 2.94m)

Bright and spacious double bedroom towards rear of property with large double glazed window providing rear outlook over garden grounds as well as central heating radiator.

Bedroom

10' 4" x 9' 9" (3.16m x 2.97m)

Generous sized double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

12' 11" x 9' 3" (3.94m x 2.82m)

Generous sized double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Garden

To rear of property, a fully landscaped and enclosed garden comprising of a large well maintained lawn as well as concrete patio pathway and patio. Gravel border as well as boundary timber fencing as well as mature plantings and shrubbery. Front garden also comprises of well maintained area as well as planting borders with hedging and mature planting /shrubbery.

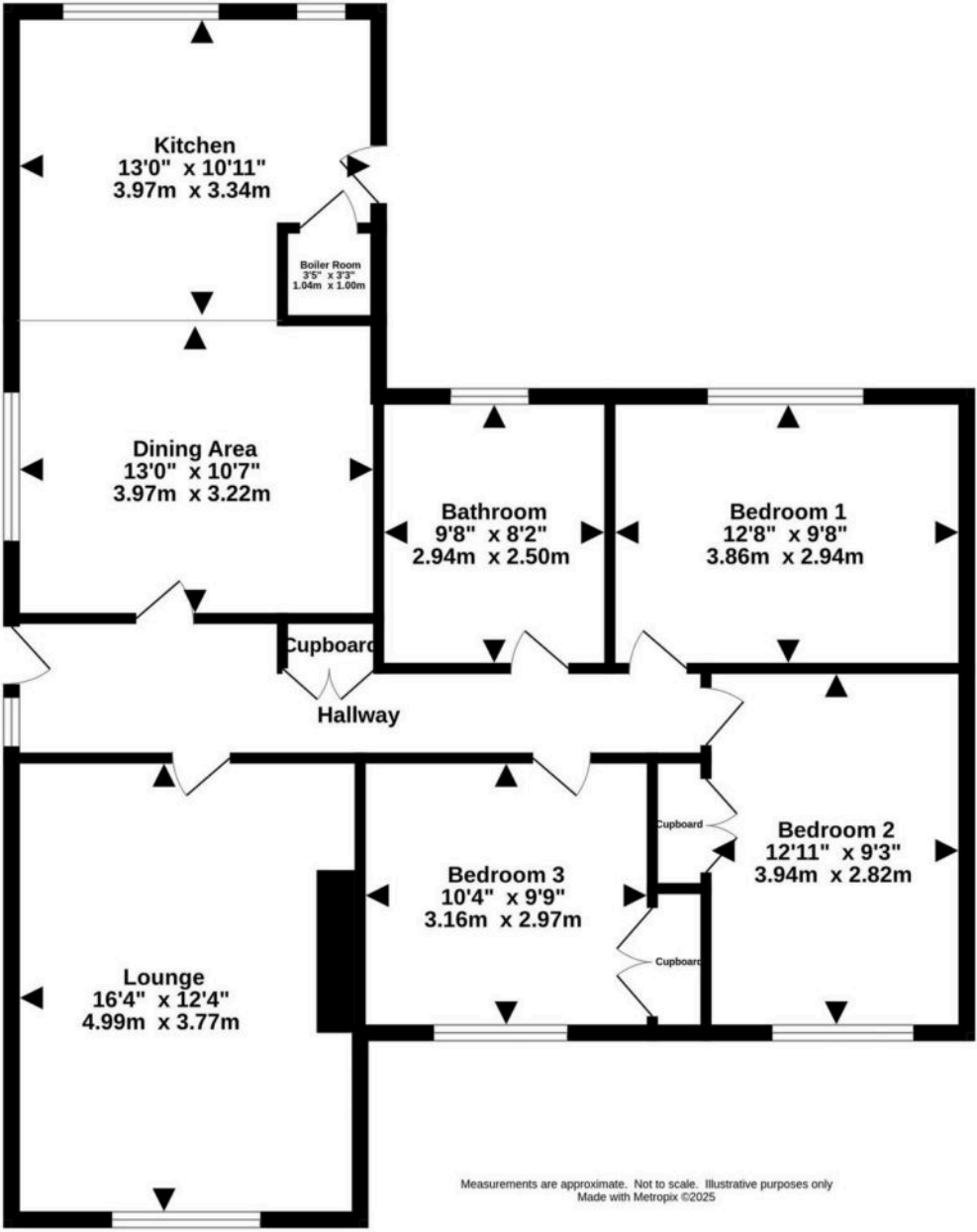
DRIVEWAY

2 Parking Spaces

To front of property, a generous sized drive way to allow for ample off road parking for multiple vehicles.



Ground Floor



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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