



'Fourtrees', Seabank Road, Stranraer

DG9 0EF

PRICE: Offers Over £190,000 are invited

Fourtrees Seabank Road

Stranraer, Stranraer

Local amenities include general stores, Sheuchan Primary School and Agnew Park. All major amenities are located in and around the town centre, approximately one mile distant, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached bungalow
- Well sought after location
- Generous sized garden grounds
- Ample off road parking
- Integral garage
- Three double bedrooms
- Gas fired central heating
- Two reception rooms
- Spacious loft space with potential to be converted into additional living accommodation



Fourtrees Seabank Road

Stranraer, Stranraer

Nestled in a well sought-after location, this charming 3-bedroom detached bungalow offers a tranquil retreat with its generous garden grounds and convenient amenities. Boasting three double bedrooms and two generous sized reception rooms, this property is well-suited for a growing family or those seeking a spacious abode. There is also a spacious attic which potentially can be converted to additional living accommodation. The integral garage provides added convenience, while the gas fired central heating ensures warmth and comfort throughout. The ample off-road parking further enhances the practicality of this home, catering to the needs of modern living.

The property reveals fully enclosed and generously sized garden grounds to the rear, featuring mature planting borders and shrubbery that envelop the boundaries. A large, well-maintained lawn area, complemented by a concrete-paved pathway and patio that leads to a spacious greenhouse. To the front, equally generous garden grounds greet you with a maintained lawn area embraced by planting borders that boast mature shrubbery and hedging. A concrete-paved pedestrian pathway welcomes you to the front entrance, while a concrete driveway provides ample off-road parking, making this home a delightful blend of comfort and practicality.



Lounge

Bright and spacious lounge to front of property with large double glazed window providing a front outlook over garden grounds. Large central heating radiator as well as feature gas fire and TV point also.

Hallway

Front entrance via UPVC storm door with double glazed panel leading into front porch giving access via single glazed panel door into spacious hallway. Providing access to full living accommodation with central heating radiator.

WC

Accessed off kitchen via rear hallway, a well proportioned WC comprising of separate toilet and WHB with tiled walls and timber frame glazed window looking out to garden.

Dining Kitchen

To rear of property, a generous sized dining kitchen fully fitted with both floor and wall mounted units. Comprising of stainless steel sink with mixer tap, fitted electric oven with ceramic hob and fitted extractor fan. Plumbing for washing machine, large double glazed window to the rear as well as access to rear WC and integral garage.

Rear hallway – Hallway to the rear accessed off kitchen giving access to rear WC and built in storage currently housing the central heating boiler as well as rear outside access to garden grounds and integral garage.

Bathroom

Generous sized bathroom to rear of property comprising of electric shower over bath with tiled walls as well as separate WHB and WC. Double glazed window to the rear as well as central heating radiator.

Bedroom

Bright and spacious double bedroom to front of property with large double glazed window providing a front look over garden grounds as well as central heating radiator and generous built in storage.



Reception room 2

A bright and spacious reception room to rear of property with large double glazed window providing rear outlook over garden grounds as well as central heating radiator and generous built in storage.

Bedroom

Bright and spacious double bedroom to front of property with large double glazed window providing a front look over garden grounds as well as central heating radiator and generous built in storage.

Bedroom

Bright and spacious double bedroom to rear of property with large double glazed window providing a rear outlook over garden grounds as well as central heating radiator and generous built in storage.

Integral garage

Integral garage with up and over door to front as well as being accessible from rear of property off rear hallway. Glazed panel window to side also.

Rear Garden – Fully enclosed and generous sized garden grounds to the rear boasting mature planting borders and shrubbery surrounding the boundary as well as large maintained lawn area as well as concrete paved pathway and patio leading to greenhouse.

Garden

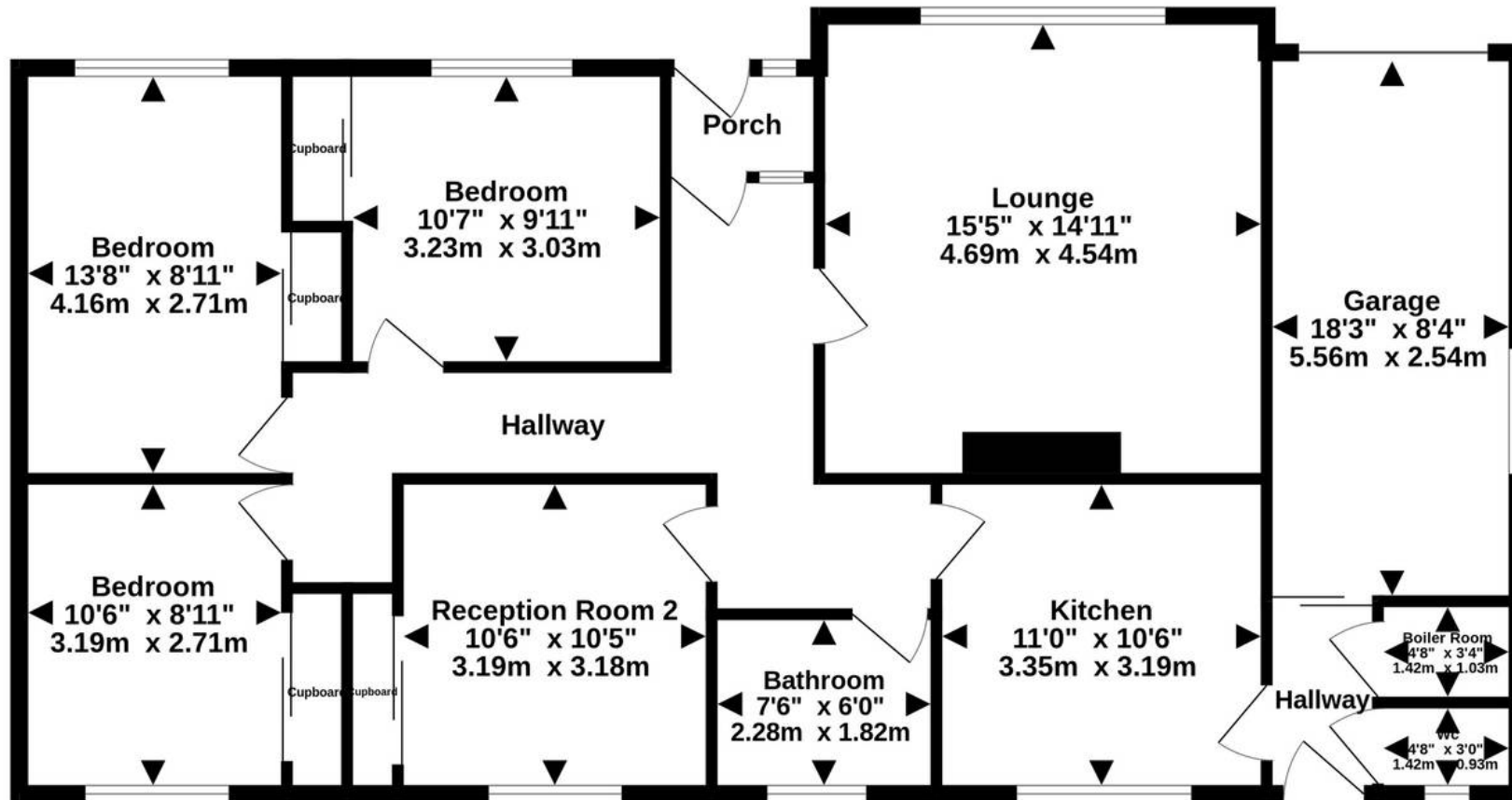
Generous sized garden grounds to front of property with large maintained lawn area surrounded by planting borders boasting mature shrubbery and hedging. Concrete paved pedestrian pathway leading to front entrance as well as concrete driveway allowing for off road parking.

Driveway

1 Parking Space – A tarmac driveway to front of property allowing for ample off road parking.



Ground Floor
1225 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.9 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.