



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# BLINKBONNY

CAIRNRYAN, STRANRAER, DG9 8QX

**Well-presented 4 bedroomed detached bungalow in the village of Cairnryan.**



## **Accommodation:**

### **Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Kitchen Diner  
Sun Room  
Single Bedroom/Study  
Shower Room  
4 Double Bedrooms  
Bathroom

### **Outside:**

Large driveway.  
Off street parking for a number of vehicles.  
Front and rear garden.  
Large workshop.

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Blinkbonny is a well-proportioned and spacious detached 4 bedroom bungalow which has been modernised and updated by the current owners. The property is well positioned in a generous plot and should be viewed to be fully appreciated.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. The town is a hotbed of Scottish Curling, with the renowned local rink at the North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away from Millhouse, including the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets and a variety of small independent shops.

## ACCOMMODATION

Entered via steps from front garden through a uPVC ornate glazed door with glazed side panel into:-

### ENTRANCE VESTIBULE **1.78m x 1.69m**

uPVC double glazed picture window to front overlooking garden and beyond to Loch Ryan. Ceiling cornicing. Ceiling light. Coat hooks. Carpet. Wooden obscure glazed door with obscure glazed side panel leading into:-

### RECEPTION HALLWAY

**1.84m at widest x 4.51m (lengthening to 8.19m x 0.89m)**

Bright 'L' shaped reception hallway. 2 light tubes providing additional natural light. Radiator with thermostatic valve. BT telephone point. Smoke alarm. Thermostatic controller. Large built-in double cupboard housing electric meter and RCD consumer unit with coat hooks and shelving above. Carpet. Ceiling cornicing. Ceiling light. Spotlights. Doorways leading off to all main rooms.



### SITTING ROOM **4.00m x 5.28m**

Bright front facing sitting room with natural light from a large uPVC double glazed picture window overlooking the front garden to the sea beyond with acoustic glazing, curtain pole and curtains above. Radiator. Ceiling cornicing. 2 ceiling lights. Smoke alarm. Carpet.

### KITCHEN DINER **4.91m x 5.30m**

Good range of farmhouse style fitted kitchen units in grey with laminate work surfaces. Tiled splashbacks. Stainless steel 1 1/2 bowl sink with mixer tap. Cooke and Lewis electric induction hob with stainless steel chimney style extractor hood above. Electric oven. Space for dishwasher (Beko dishwasher). Space for freestanding fridge freezer. Wine cooler. Ample space for dining table and chairs. Loft access hatch. 2 light tubes providing additional natural light. 2 uPVC double glazed picture windows to rear with roller blinds. 2 Radiators with thermostatic valves. Ceiling cornicing. Recessed LED ceiling spotlights. Rustic oak effect laminate floor. Wooden glazed door leading into:-

### SUN PORCH **3.68m x 1.77m**

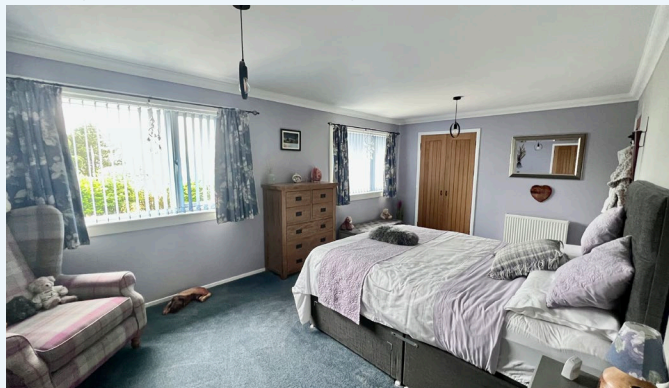
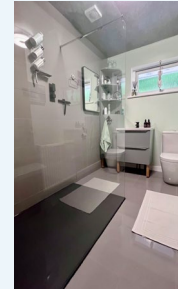
Step down from the kitchen area into a generous sun porch with uPVC double glazed windows on three walls. Plumbing for washing machine. Space for tumble dryer. Worcester oil fired combi boiler. Partially coombed ceiling. Ceiling light. Carbon monoxide detector. Carpet. uPVC double glazed door leading to garden.

### SINGLE BEDROOM/OFFICE **2.71m x 1.81m**

Entered from the main reception hallway, the smallest of the bedrooms is used by the current owners as a home office, but could equally be a craft room or single bedroom. uPVC double glazed window to rear. Radiator with thermostatic valve. Ceiling light. Carpet.

### SHOWER ROOM **2.60m x 1.87m**

Newly installed contemporary shower room with large walk-in double shower cubicle with slate style shower base, and monsoon rainfall showerhead and separate shower attachment above. Contemporary white wash hand basin with black mixer tap inset into modern grey high gloss vanity unit providing useful additional storage. Fixed backlit bathroom demister mirror. Xpelair moisture sensitive extractor fan. Built-in corner shelving cupboard. White W.C. Obscure glazed window to rear. Radiator with thermostatic valve. Ceiling light. Respatex style panelling on ceiling. Ceramic tiled walls and flooring.



### MASTER BEDROOM **5.92m x 3.51m**

Spacious and bright front facing bedroom with 2 uPVC double glazed windows to front with acoustic glazing, curtain pole and curtains above. 2 ceiling lights. Radiator with thermostatic valve. 2 large built-in wardrobes with hang rail and shelving. Carpet.

### DOUBLE BEDROOM 2 **3.88m x 2.61m**

uPVC double glazed window to rear with curtain pole and curtains. Ceiling light. 2 large recessed alcoves (which were formerly built-in wardrobes) with built-in shelving. Radiator with thermostatic valve. Carpet.

### BATHROOM **1.58m x 2.59m**

Good sized family bathroom comprising, of white wash hand basin with mixer tap inset in to modern high gloss vanity unit providing useful additional storage, W.C. and bath with mixer tap and shower attachment. Fixed bathroom mirror. Respatex style wall panelling. Towel rail. Built-in bathroom wall cabinet. uPVC obscure glazed window to rear. Moisture sensitive Extractor fan. Ceiling light. Radiator with thermostatic valve. Ceramic tiled floor.

### DOUBLE BEDROOM 3 **2.71m x 3.80m**

uPVC tilt and turn window to rear with curtain poles and curtains. Radiator with thermostatic valve. 2 built-in wardrobes with hanging rail and shelving. Ceiling light. Fitted carpet.

### DOUBLE BEDROOM 4 **3.80m x 2.70m (widening to 3.49m into doorway)**

uPVC double glazed window to front. Ceiling light. Radiator with thermostatic valve. Built-in wardrobe with hanging rail and shelving. Fitted carpet.

## OUTSIDE

### Front Garden

Blinkbonny is well positioned within a wrap round garden and benefits from a generous tarmac driveway providing off street parking for a number of vehicles with ample room for motorhome or boat bordered by flowerbeds and grass.

The formal front garden area is fully fenced with generous gravelled area bordered by well-established rose garden.



### Rear Garden

The rear garden area is well sheltered and mainly laid to tarmac bordered by fencing and raised flowerbeds. The area immediately to the rear of the property provides access to large wooden workshop. Oil tank.

### BURDENS

The Council Tax Band relating to this property is E.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

### ENTRY

Subject to negotiation.

### HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

### GENERAL ENQUIRIES, VIEWING & OFFERS

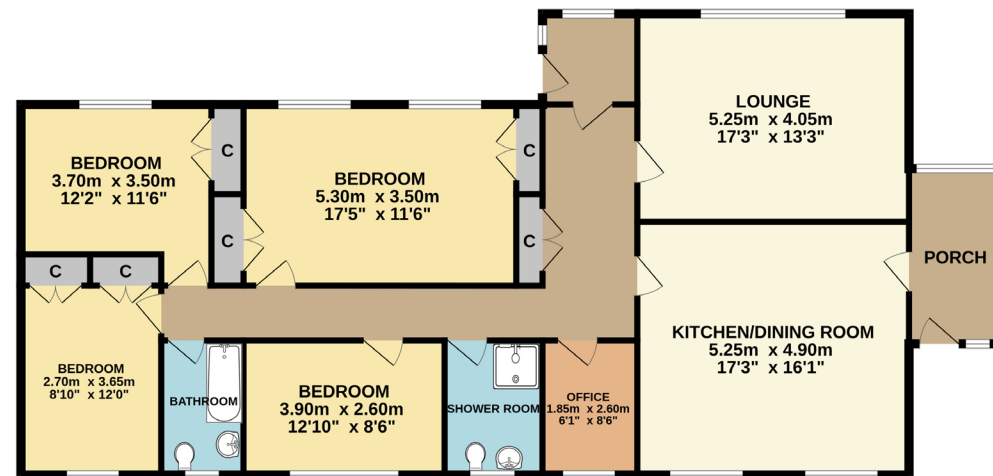
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/GALLD01-01



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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