



9 Auchneel Crescent, Stranraer

PRICE: Offers Over £160,000 are invited

9 Auchneel Crescent

Stranraer

Auchneel Crescent is a well-established residential cul-de-sac situated on the outskirts of Stranraer, offering a peaceful setting while remaining within easy reach of the town centre. Stranraer provides a comprehensive range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities. Primary and secondary schooling are both available within the town, making the area popular with families.

Council Tax band: D

- An opportunity to acquire an extended bungalow
- Most popular residential location
- Comfortable accommodation over one level
- Open plan lounge/dining room
- Delightful conservatory to the rear
- Maple design kitchen
- Shower room with an easy access shower
- Fair condition with scope for some general modernisation
- Mature garden grounds
- Detached garage and off-road parking



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Situated in one of the area's sought-after residential locations, this extended two-bedroom bungalow presents a rare opportunity to secure comfortable, versatile accommodation all on one level. The property welcomes you into a spacious open plan lounge and dining area, ideal for both relaxing evenings and entertaining guests. To the rear, a delightful conservatory bathes the interior in natural light and offers a tranquil retreat overlooking the garden. The maple kitchen provides ample storage and workspace, while the shower room features an easy-access shower for added convenience. The home is presented in fair condition and offers exciting potential for general modernisation, allowing you to create your own bespoke living space.



The bungalow is set amidst mature garden grounds that enhance its sense of privacy and appeal. To the front, a neatly laid lawn is bordered by established shrubs, with a generous monobloc driveway providing ample off-road parking for multiple vehicles. The rear garden is fully enclosed, offering a secure and peaceful outdoor haven. Here, you will find a combination of paved and monobloc patios – perfect for al fresco dining – alongside an extensive lawn, colourful shrub borders, and screen hedges for added seclusion. A wooden garden shed provides practical storage for tools and equipment. Completing the outside space is a detached concrete panel garage with a newly fitted corrugated roof, offering further secure parking or workshop potential.

Entrance Porch

The property is accessed by way of a double glazed entrance porch with tiled flooring.

Lounge / Diner

A lounge to the front featuring a Fyfe stone fire surround housing a gas fire. Electric storage heater and a TV point. There is a dining area to the rear of the lounge with laminate flooring.

Conservatory

A spacious conservatory to the rear overlooking the garden.

Kitchen

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



Shower Room

The shower room is fitted with a WHB, WC and a low-threshold shower tray with an electric shower and a waist-height screen. Ceramic wall tiles, wetroom flooring and an electric fan heater.

Bedroom 1

A bedroom to the rear with a built-in wardrobe and an electric panel heater.

Bedroom 2

A bedroom to the front with a built-in wardrobe and an electric panel heater.

Garden

The property is set amidst its own garden grounds. The front has been laid out to lawn with mature shrub borders and a monobloc driveway for off-road parking. The enclosed rear garden is comprised of a paved patio, monobloc patio, extensive lawn, shrub borders and screen hedges. There is a wooden garden shed.

GARAGE

Single Garage

A detached concrete panel garage with a new corrugated roof.

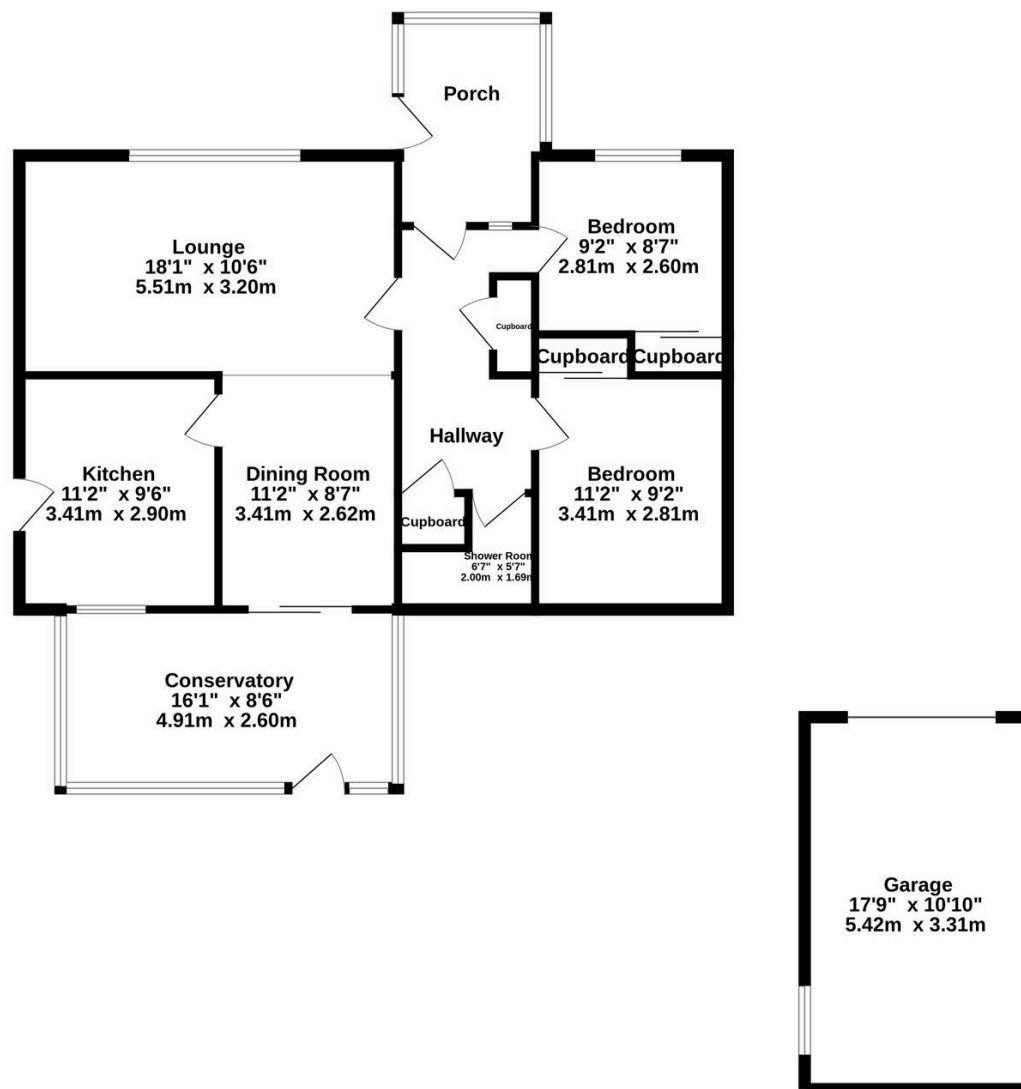
OFF STREET

2 Parking Spaces

A generous monobloc driveway provides ample off-road parking for multiple vehicles.



Ground Floor
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 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.