

18 Douglas Road, Castle Kennedy

Stranraer DG9 8SD

Offers Over £100,000 are invited

18 Douglas Road

Castle Kennedy, Stranraer

Castle Kennedy is a village approximately five miles east of Stranraer, conveniently positioned for access to the A75 and travel throughout the west of Dumfries and Galloway. The village has its own primary school, which is partnered with Glenluce Primary School, while Stranraer provides a broader range of shops, supermarkets, healthcare facilities, secondary schooling and transport connections. The surrounding area includes open countryside and the well-known Castle Kennedy Gardens. The nearby A75 provides road links east towards Newton Stewart and Dumfries and west towards Stranraer and the ferry terminals at Cairnryan.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Three bedroom terraced chalet-style property
- Ground floor bedroom & shower room
- Two first floor double bedrooms
- Spacious lounge
- Fitted kitchen with space for appliances
- Low-maintenance front and rear gardens (fully landscaped)
- Substantial detached outbuilding/ garage
- Gas fired central heating & UPVC double glazing
- Vehicular rear access
- Village location close to the A75



18 Douglas Road

Castle Kennedy, Stranraer

This three-bedroom terraced chalet-style property is situated within an established residential area of Castle Kennedy and provides flexible accommodation over two levels.

The ground floor comprises an entrance hall with staircase to the first floor, a spacious lounge with a large window and decorative fireplace, and a fitted kitchen incorporating an integrated oven, hob and extractor hood. The kitchen also provides space and plumbing for laundry appliances and a freestanding fridge freezer.

A ground-floor bedroom and wet room-style shower room provide the option of single-level living. The wet room is fitted with an open shower area, pedestal wash hand basin and WC.

Two further bedrooms are located on the first floor. One benefits from two built-in storage cupboards, while the second is a double bedroom with a rooflight and sloping ceiling.

The front garden is arranged with decorative gravel and slate, established planting and paved access. The enclosed rear garden has been designed for low maintenance, with paved areas, artificial lawn, gravel borders and raised beds. A substantial detached outbuilding provides useful workshop or storage space, while off-road parking is also available.



Hallway

Entrance hall with carpeted staircase leading to the first floor and access to the ground-floor accommodation. Finished with fitted carpeting and wall panelling, with a useful cupboard beneath the stairs.

Lounge

14' 9" x 13' 6" (4.50m x 4.11m)

Spacious lounge with a large window providing good natural light. The room features a decorative fireplace with fitted display shelving, a textured ceiling and fitted carpeting, with direct access through to the kitchen.

Kitchen

14' 9" x 8' 4" (4.50m x 2.54m)

Fitted kitchen comprising a range of wall and base units with complementary work surfaces and splashbacks. Incorporating an integrated oven, hob with extractor hood and stainless-steel sink positioned beneath the window. There is space and plumbing for a washing machine and tumble dryer, together with space for a freestanding fridge freezer. The room also benefits from access to rear porch with generous built-in storage and wood-effect flooring.

Shower Room

7' 8" x 4' 8" (2.33m x 1.42m)

Wet room-style shower room fitted with an open shower area, pedestal wash hand basin and WC. The room is finished with waterproof wall panelling and benefits from a wall-mounted storage cupboard and an opaque window providing natural light and ventilation.



Bedroom

10' 11" x 8' 3" (3.34m x 2.52m)

Well-proportioned ground floor bedroom with a window providing natural light and space for freestanding bedroom furniture. The room is finished with wood-effect flooring and neutral décor.

Bedroom

13' 8" x 11' 7" (4.17m x 3.54m)

Spacious first-floor bedroom with a window providing natural light, fitted carpeting and two built-in storage cupboards. The room also offers ample space for freestanding bedroom furniture.

Bedroom

13' 0" x 8' 9" (3.96m x 2.67m)

Double bedroom with fitted carpeting and space for freestanding bedroom furniture. The room features a sloping ceiling and a rooflight providing natural light.

Rear Garden

Enclosed, low-maintenance rear garden finished with paved and gravelled areas together with sections of artificial lawn. The garden includes raised beds, space for outdoor seating and a substantial detached outbuilding suitable for storage or workshop use.

Front Garden

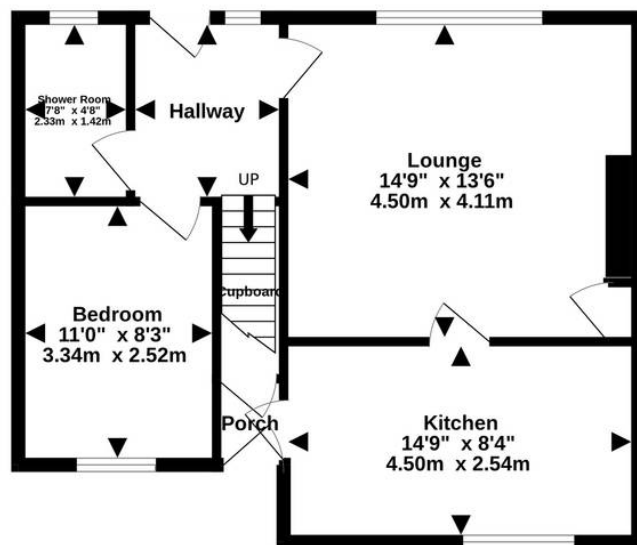
Low-maintenance front garden finished with decorative gravel and slate borders, paved pathways and established planting. A paved driveway provides off-road parking, with the garden enclosed by timber fencing.

ON STREET

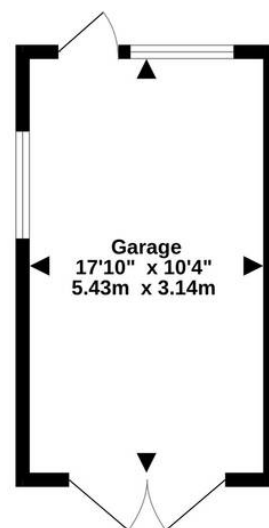
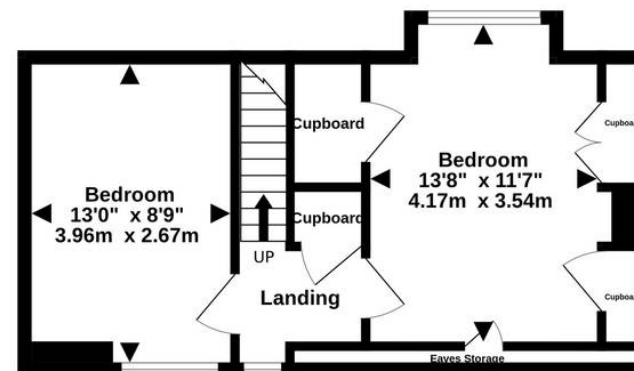
1 Parking Space



Ground Floor
706 sq.ft. (65.6 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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