



'Craigenveoch', Whitehouse Road, Stranraer

DG9 0JB

Offers Over £390,000 are invited

'Craigenveoch', Whitehouse Road

Stranraer

Local amenities include general stores, Sheuchan Primary School, and nearby access to the Loch Ryan shoreline while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school, are all to be found in and around the town centre, approximately one and a half miles distant. There is also a most convenient town centre and secondary school transport service available from close by.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A rare opportunity to acquire a splendid detached villa within Whitehouse Road
- In excellent condition throughout
- Generous family accommodation over two levels
- Contemporary 'dining' kitchen
- Well-appointed family bathroom
- En-suite master bedroom
- Attractive internal woodwork
- Gas central heating, a wood-burning stove and uPVC double glazing
- Set amidst its own very-well maintained garden grounds
- Ample off-road parking for multiple vehicles and a detached double garage



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Presenting a rare opportunity to acquire a splendid detached villa on prestigious Whitehouse Road, this beautifully maintained four-bedroom home offers an exceptional standard of family accommodation across two thoughtfully arranged levels. The property exudes a sense of warmth and refinement, with attractive internal woodwork and a harmonious blend of modern and traditional finishes throughout. The heart of the home is the contemporary dining kitchen, expertly designed for both family gatherings and entertaining. The property is also complemented by a well-appointed family bathroom and an en-suite master bedroom for added luxury. Comfort is ensured all year round with gas central heating, uPVC double glazing and the inviting ambience of a wood-burning stove. Every detail has been carefully considered, from the generous proportions of the living spaces to the abundance of natural light that floods the interiors. The villa is set amidst its own meticulously maintained garden grounds, providing a private and tranquil retreat for discerning buyers. Additional highlights include ample off-road parking for multiple vehicles and a detached double garage, offering convenience and versatility for modern family living.



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Stepping outside, Craigenveoch is enveloped by its own extensive, beautifully landscaped garden grounds, offering a seamless extension of the indoor living spaces. The front of the property is mainly laid to lawn, framed by a decorative screen hedge that ensures privacy and kerb appeal. A sweeping gravel driveway provides a welcoming approach, leading to the front entrance and the detached double garage (complete with workbenches, a storeroom, power and light). The side and rear gardens are equally impressive, featuring further lawns, thoughtfully positioned seating areas perfect for relaxation or alfresco dining, a charming garden pond and a variety of vegetable planters for those with green fingers. Ample off-road parking surrounds the property, making it ideal for families and guests alike. Whether hosting summer gatherings or enjoying peaceful moments in the garden, the outdoor spaces at Craigenveoch are designed to enhance every aspect of modern family life, offering both beauty and functionality in a truly enviable setting.



Hallway

The wide and welcoming hallway provides access to the ground floor accommodation and the oak spindle and rail staircase to the first floor. Oak flooring, large storage cupboard and a CH radiator.

Lounge

A generous, bright main lounge featuring a tiled fire surround and hearth housing a wood-burning stove. There are French doors leading to the rear garden, wall lights, a CH radiator and a TV point.

Sitting Room

A further bright reception room to the front, featuring a Westmorland floor-to-ceiling fireplace housing a gas fire. There are recessed bookshelves, a CH radiator and a TV point.

'Dining' Kitchen

The kitchen is fitted with a comprehensive range of contemporary floor and wall-mounted units with solid hardwood worktops incorporating a ceramic sink with a swan neck mixer tap. There is a range-style cooker, an extractor hood, integrated larder fridge and an integrated dishwasher. A breakfast bar separates the kitchen from the dining area. The dining area has fitted bookshelves and a CH radiator. Both the kitchen and the dining room have Karndean flooring.

Utility Room

The utility room is fitted with wall-mounted units and a Belfast sink with a hardwood worktop. There is under-counter space for an automatic washing machine and a tumble dryer.

WC

A most useful ground floor WC.



Landing

The spacious upper landing provides access to the bedrooms and the family bathroom.

Bedroom 1

A double aspect bedroom to the front with an en-suite, built-in wardrobe and a CH radiator.

En-Suite

The well-proportioned en-suite is fitted with a WHB, WC and a large shower cubicle with a mains shower. Heated towel rail.

Bedroom 2

A further double aspect bedroom to the front with a CH radiator and a TV point.

Bedroom 3

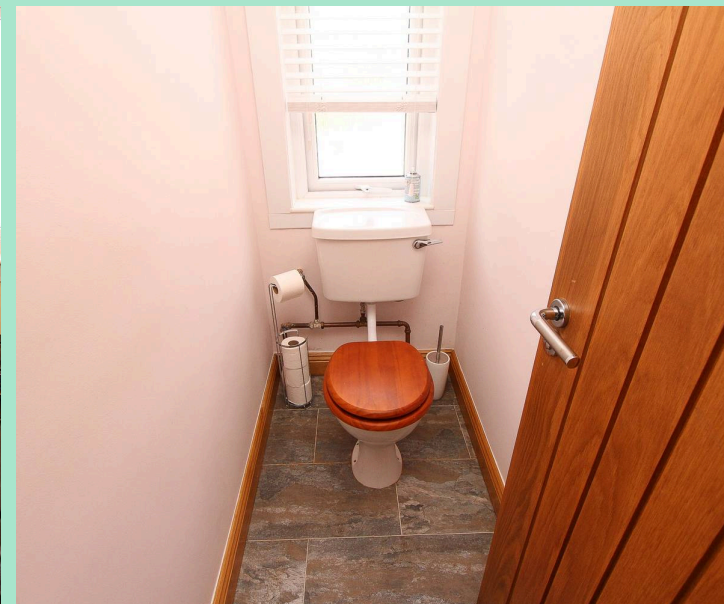
A bedroom to the rear with a view to Loch Ryan. CH radiator.

Bedroom 4

A further bedroom to the rear with a view to Loch Ryan. CH radiator.

Bathroom

A spacious family bathroom comprising a WHB, WC and a jacuzzi bath with a shower over. Ceramic wall tiles, tiled flooring and a heated towel rail.



GARDEN

Craigenvoch is surrounded by its own very well-maintained garden grounds. The front is mainly laid to lawn and is set within a decorative screen hedge. There is a sweeping gravel driveway leading to the front of the property and to the garages. To the side and rear, there are further lawns, seating areas, a garden pond and a variety of vegetable planters. The large greenhouse has a water supply and an electrical supply.

DOUBLE GARAGE

2 Parking Spaces

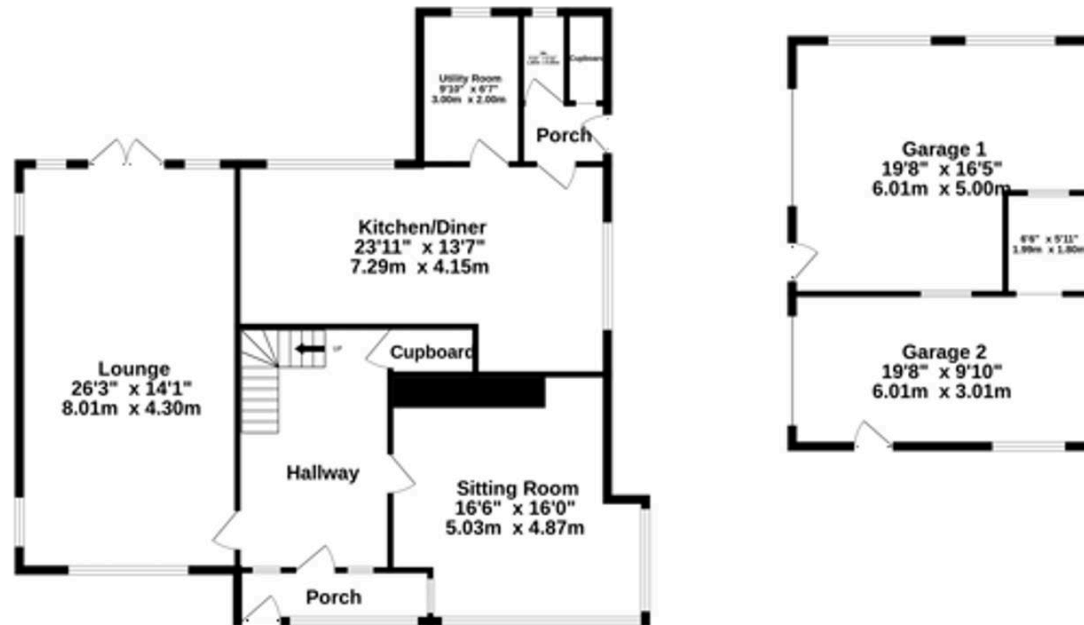
A detached double garage with workbenches, a storeroom, power and light.

DRIVEWAY

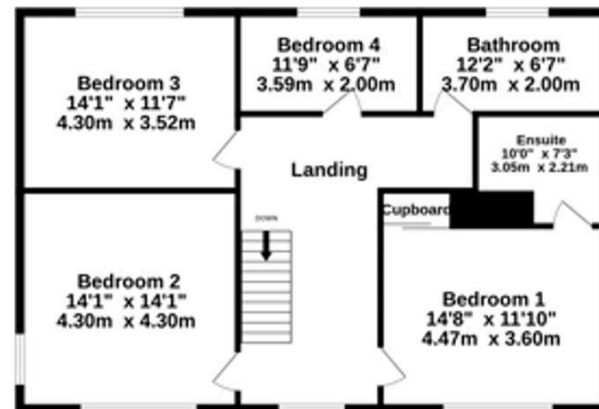




Ground Floor
1715 sq.ft. (159.4 sq.m.) approx.



1st Floor
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2681 sq.ft. (249.1 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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