



**34 Clenoch Parks Road,**  
Stranraer DG9 7QT

Offers Over **£195,000**

## 34 Clenoch Parks Road

Stranraer

Local amenities within easy reach include a general store and Belmont Primary School, while all major amenities are to be found in and around the town centre, including supermarkets, healthcare, indoor leisure pool complex and a secondary school. There is a convenient town centre and secondary transport service available from nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

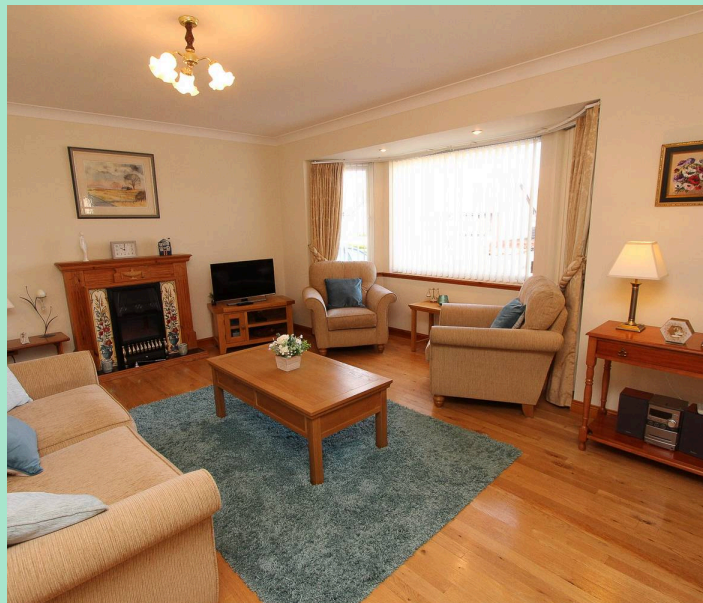
- An opportunity to acquire a well-proportioned detached bungalow
- Located within a popular residential location
- Only a short walk from Belmont Primary School
- Excellent condition throughout
- Spacious 'dining' kitchen
- Well-appointed family bathroom and en-suite shower room
- The use of hardwood flooring
- Gas central heating (new boiler installed) & full double glazing
- Integral garage & off-road parking
- Low-maintenance garden ground



# 34 Clenoch Parks Road

## Stranraer

Situated within a sought-after residential area, this impressive three-bedroom detached bungalow presents a rare opportunity to acquire a well-proportioned and immaculately maintained home. Just a short stroll from Belmont Primary School, the property offers both convenience and comfort for discerning families. The welcoming interior is finished to a high standard throughout, featuring elegant hardwood flooring that flows seamlessly through the principal living spaces. At the heart of the home lies a spacious dining kitchen, thoughtfully designed to cater to both everyday living and entertaining, while the expansive lounge provides a perfect retreat for relaxation property boasts a well-appointed family bathroom in addition to a delightful en-suite shower room, ensuring practicality and privacy for all residents. Modern comforts abound, including gas central heating with a newly installed boiler and full double glazing for year-round efficiency. Completing the accommodation is an integral garage (providing both convenience and additional storage) and a dedicated utility room, all complemented by generous off-road parking.



The property is enveloped by its own fully landscaped, low-maintenance garden grounds, creating a tranquil setting that is both practical and inviting. To the front, a lawn is framed by colourful flower borders and enclosed within a decorative wall, offering a welcoming approach. The monobloc driveway provides ample off-street parking for residents and guests alike. The enclosed rear garden is thoughtfully designed for ease of upkeep, featuring a harmonious blend of paved patios and gravel borders that offer versatile spaces for outdoor dining and relaxation. Specimen beech trees add a touch of natural elegance, while a wooden garden shed provides useful external storage. The integral garage is accessed via an up-and-over door to the front, with a convenient service door leading directly to the utility room, and is equipped with both power and light. This outstanding bungalow combines refined living with easily maintained outdoor space, making it an ideal choice for those seeking a spacious bungalow in a popular location.

#### **Hallway**

The wide and welcoming hallway is accessed by way of a wooden storm door with a double glazed side panel. Hardwood flooring, a built-in storage cupboard and a CH radiator.

#### **Lounge**

A spacious main lounge with a bay window to the front. There is a wooden fire surround with a tile insert housing an electric fire. Hardwood flooring, a CH radiator, and a TV point.

#### **Dining Room**

A dining room to the rear with sliding patio doors leading to the rear garden. Tiled flooring and a CH radiator.



### **Kitchen**

The kitchen is fitted with a full range of oak floor and wall-mounted units with tiled worktops incorporating an Asterite sink. There is an electric cooker point and plumbing for a dishwasher. Under-unit task lighting, tiled flooring and recessed spotlights.

### **Utility Room**

A useful utility room located off the kitchen. The newly installed central heating boiler is located in the utility room.

### **Bathroom**

The fully tiled bathroom is fitted with a WHB, WC, bidet and a bath. There is a separate corner shower cubicle with an electric shower. Wall light, recessed lighting, tiled flooring and a heated towel rail.

### **Bedroom 1**

A master bedroom to the rear with built-in wardrobes, a CH radiator and an en-suite.

### **En-Suite**

A well-proportioned en-suite fitted with a WHB, WC and a shower cubicle with an electric shower. Tiled flooring and a heated towel rail.

### **Bedroom 2**

A bedroom to the front with a built-in wardrobe and a CH radiator.

### **Bedroom 3**

A further bedroom to the front with a built-in wardrobe and a CH radiator.



## GARDEN

The property is set amidst its own area of fully landscaped, low-maintenance garden ground. The front is predominantly laid out to lawn with flower borders set within a decorative wall. There is a monobloc driveway for off-road parking. The enclosed rear garden is laid out in combination of paved patios and gravel borders for ease of maintenance, specimen beech trees and a wooden garden shed.

## GARAGE

Single Garage

An integral garage with an up-and-over door to the front and a service door leading to the utility room. Power, light and plumbing for an automatic washing machine.

## OFF STREET

2 Parking Spaces

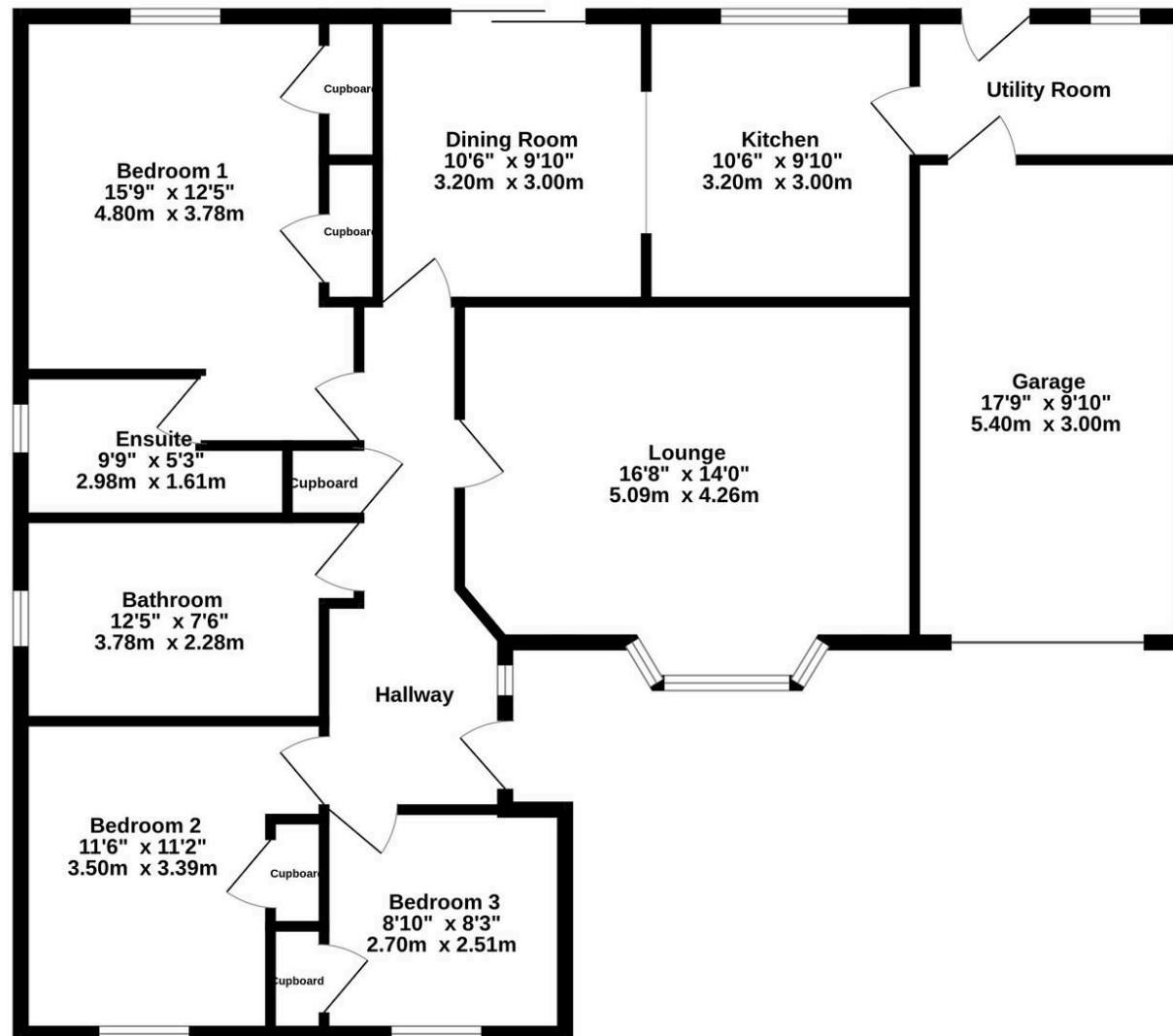
Dedicated off-street parking to the front of the property.

## DRIVEWAY





Ground Floor  
1264 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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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