



Faybol Stoneykirk Road,
Stranraer DG9 7BT

Offers Over £300,000 are invited

Faybol Stoneykirk Road

Stranraer

Local amenities within easy reach include a supermarket, a garage and Belmont Primary School, while all major amenities are to be found in and around the town centre and include healthcare, further supermarkets, indoor leisure pool complex and a secondary school.

Council Tax band: F

EPC Energy Efficiency Rating: C

- A most spacious detached villa of modern architectural design
- Occupying a secluded location, only a short distance from most major amenities
- Generous family accommodation over two levels
- In excellent condition throughout
- Recently installed contemporary 'dining' kitchen
- Well-appointed family bathroom and well-appointed en-suite
- New oak internal doors and attractive internal woodwork
- Gas central heating and full double glazing
- Mature, secluded garden grounds
- Off-road parking for several vehicles



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Nestled in a secluded yet highly convenient location, "Faybol" is a most spacious detached villa that blends contemporary architectural design with refined family living. This impressive five-bedroom home offers generous accommodation thoughtfully arranged over two levels, providing flexibility and comfort for modern family life. The property is presented in excellent condition throughout, with recent enhancements including new oak internal doors and attractive woodwork that add warmth and sophistication to the interior. The heart of the home is a stunning, recently installed contemporary dining kitchen, designed for both every-day meals and stylish entertaining. Complementing the main living spaces are a well-appointed family bathroom and a delightful en-suite, both finished to an exacting standard. The villa benefits from gas central heating and full double glazing, ensuring year-round comfort. Every room is beautifully proportioned, creating a sense of space and light that flows seamlessly throughout. With its welcoming ambience, practical layout, and high-quality finishes, "Faybol" is the ideal setting for family life, entertaining, and relaxation.



The outside space at “Faybol” is equally impressive, offering a tranquil retreat set amidst generous, mature garden grounds. The south-facing main garden is thoughtfully landscaped, featuring wooden decking and a paved patio, perfect for outdoor dining and entertaining, expanses of well-maintained lawn, and a variety of mature shrubs and trees that provide both colour and privacy. A hard-shell hot tub, included in the sale, offers the perfect spot to unwind and enjoy the peaceful surroundings. To the side of the property, a detached wooden garage with double doors provides secure storage or workshop space. The home is approached via a shared, sweeping gravel driveway that leads to dedicated off-road parking for several vehicles, ensuring convenience for both residents and guests. These beautifully maintained outdoor spaces create a harmonious extension of the home’s interior, offering a rare combination of seclusion, greenery, and practical amenities in a highly sought-after setting.

Hallway

An entrance porch leads to the wide and welcoming hallway. The hallway gives access to the ground floor accommodation and the staircase to the first floor.

Dining Room

A dining room to the rear featuring a brick fireplace housing a living-flame gas fire. There are French doors leading to the garden. CH radiator and a TV point.

Study

A home office at the front with built-in shelving and a built-in desk. Telephone point and a CH radiator.

Lounge

A well-proportioned, bright, and airy reception room to the rear with French doors leading to the garden. Wall-mounted TV point and CH radiators.



'Dining' Kitchen

The kitchen is fitted with a full range of contemporary floor and wall-mounted units with ample work surfaces and a kitchen island. There is a ceramic hob, built-in oven, built-in microwave, integrated fridge/freezer and an integrated dishwasher. French doors lead to the rear garden. CH radiator.

Utility Room

The utility room is fitted with a sink unit with under-counter space for a fridge and plumbing for an automatic washing machine. The central heating boiler is to be found here.

WC

Comprising a WHB and WC in white. CH radiator.

Landing

The landing provides access to the bedroom and the family bathroom. Built-in storage cupboards and CH radiators.

Bathroom

A well-appointed family bathroom fitted with a WHB, WC and a bath with a mains shower over. Vinyl wall panelling and a heated towel rail.

Master Bedroom

A well-proportioned master bedroom to the rear with an en-suite, a TV point and a CH radiator.

En-Suite

The en-suite is fitted with a WHB, WC and a large vinyl-panelled shower cubicle. Heated towel rail.



Bedroom 2

A double bedroom with windows to the side and rear. TV point and a CH radiator.

Bedroom 3

A further bedroom to the side with a CH radiator.

Bedroom 4

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

Bedroom 5

A bedroom to the front, currently used as a dressing room. CH radiator.

Garden

"Faybol" is set amidst its own generous area of mature garden grounds. The south-facing main garden is comprised of paved patios, lawns and mature shrubs and trees. There is a wooden garden room fitted with timber decking to the front, along with both power and light. A hard-shell hot tub is included in the sale.

GARAGE

Single Garage

There is a detached wooden garage to the side of the property with double doors to the front.

OFF STREET

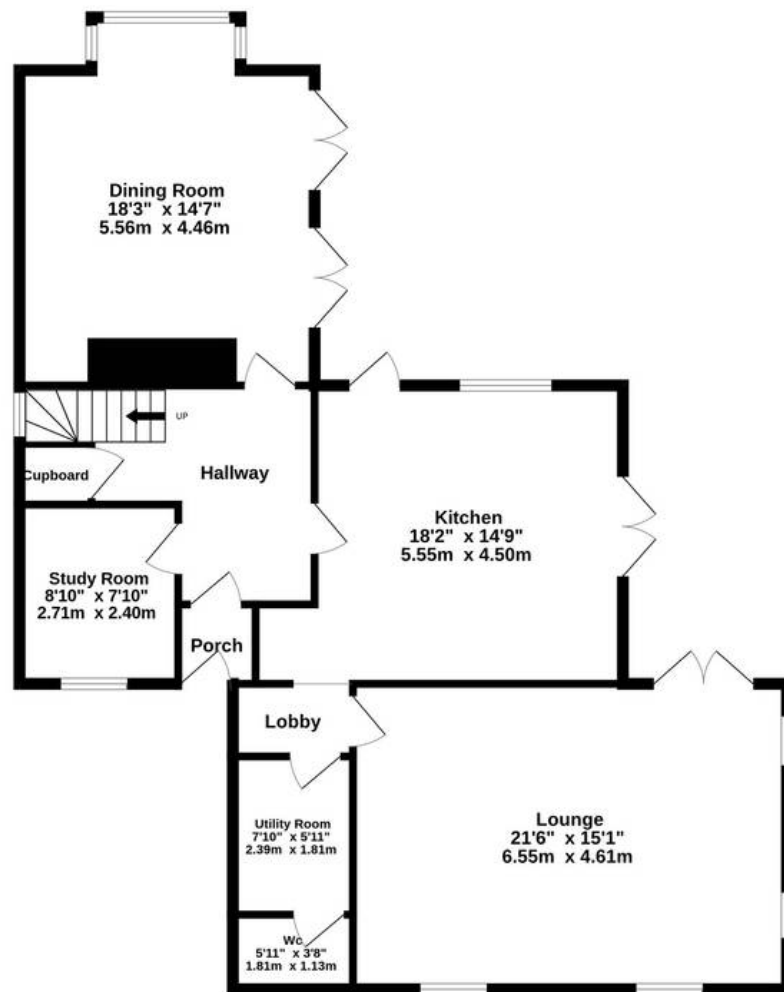
3 Parking Spaces

A shared sweeping gravel driveway leads to dedicated off-road parking for several vehicles.

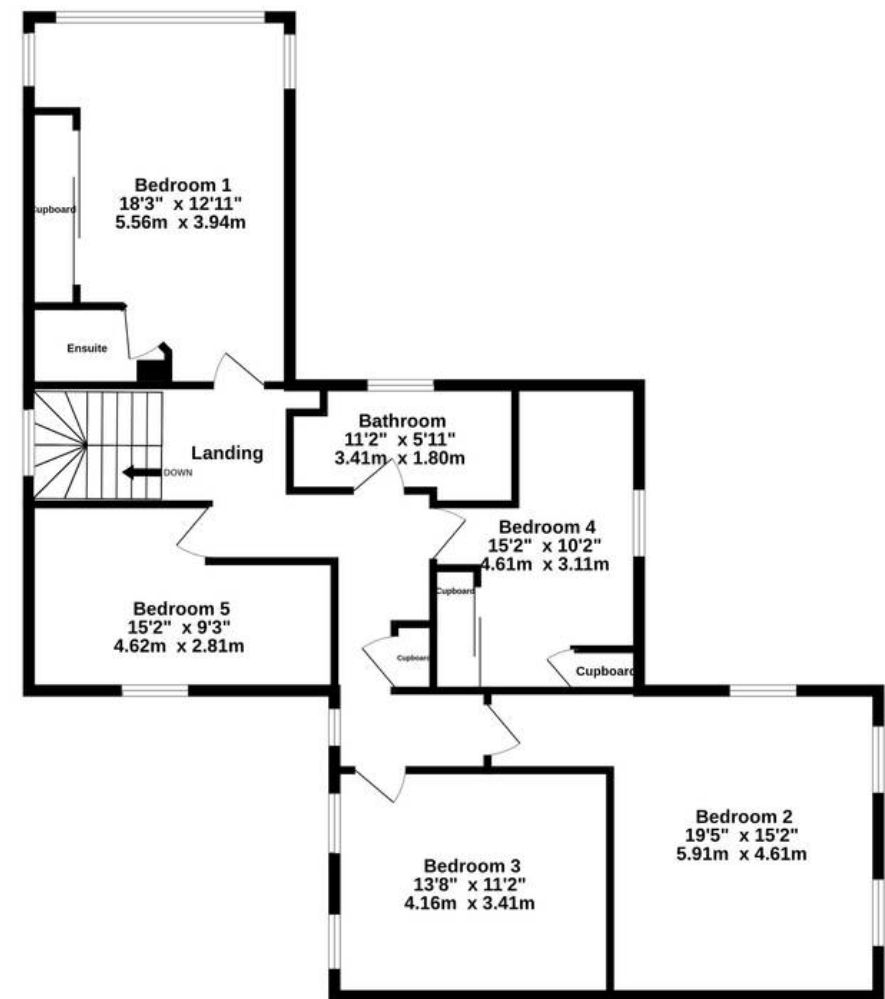




Ground Floor
1092 sq.ft. (101.4 sq.m.) approx.



1st Floor
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 2192 sq.ft. (203.6 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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