



2 Spoutwells Way,

Stranraer, DG9 7TB

Offers Over **£165,000**

2 Spoutwells Way

Stranraer

Spoutwells Way is situated within an established residential area of Stranraer, within convenient reach of the town centre and its range of everyday amenities. Stranraer is the principal town in the west of Dumfries and Galloway and provides a good range of shops, supermarkets, healthcare facilities, schools, leisure facilities, restaurants and other services. The town also has a railway station and regular bus connections to surrounding communities and further afield. The surrounding area offers access to the coastline, countryside and numerous walking and recreational opportunities, while nearby destinations include Portpatrick, Cairnryan, Leswalt and the wider Rhins of Galloway. The property is therefore well placed for access to local amenities while remaining within a quieter residential setting.

- Detached timber-framed bungalow
- Two bedrooms
- Generous lounge
- Spacious fitted kitchen
- Conservatory overlooking the rear garden
- Detached garage
- Driveway providing off-road parking
- Enclosed rear garden with paved and gravelled area
- Established residential area
- Convenient for Stranraer town centre and local amenities



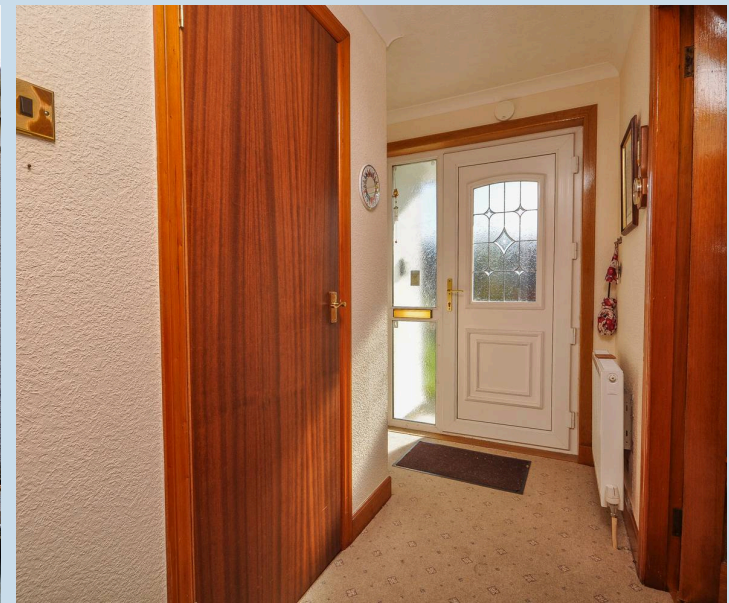
A well proportioned two-bedroom detached timber-framed bungalow situated within the established residential area of Spoutwells Way, Stranraer. The property occupies a good-sized plot and provides all accommodation on one level, together with a detached garage, driveway and gardens to the front and rear.

The accommodation extends to approximately 924 sq.ft. (85.8 sq.m.) and is entered through a central hallway providing access throughout the property. The lounge is a generous reception room with a large front-facing window and feature fireplace.

The kitchen is particularly spacious, fitted with a range of wall and floor-mounted units with ample worktop space and room for further freestanding appliances. From the kitchen there is direct access to the conservatory, providing an additional reception area with extensive glazing and double doors opening directly onto the rear garden.

There are two bedrooms, both benefiting from built-in cupboard space, together with a centrally positioned shower room fitted with a shower enclosure, WC and wash-hand basin.

Externally, the property is set within established garden grounds. The front garden is laid mainly to lawn with planted borders and shrubs, while a driveway runs alongside the property providing off-road parking and access to the detached garage.



The rear garden is enclosed and designed with a mixture of paved and gravelled areas, established planting and space for outdoor seating. A timber garden shed provides useful additional storage.

Overall, this is a well-proportioned detached bungalow with the benefit of a conservatory, garage, driveway and manageable garden ground, situated within a popular residential part of Stranraer.

Hallway

A central entrance hallway providing access to the main accommodation, with a UPVC entrance door incorporating decorative glazed panels. The hallway is finished with neutral décor and timber-effect internal doors, with built-in storage also available.

Lounge

18' 0" x 10' 6" (5.48m x 3.20m)

A spacious lounge with a large window providing good natural light. The room features a central fireplace with timber surround and decorative inset, along with fitted carpet, neutral décor and timber-finished internal doors. There is ample space for a range of lounge furniture, with access provided from both the hallway and kitchen.

Dining Kitchen

17' 2" x 10' 11" (5.24m x 3.34m)

A generously proportioned kitchen fitted with a range of timber-effect wall and floor mounted units with worktop surfaces and tiled splashbacks. Integrated appliances include an electric oven with hob and extractor hood, with space and plumbing provided for additional appliances including a washing machine. The room benefits from windows to two aspects providing good natural light, along with Karndean flooring, radiator and ample space for freestanding appliances or a small dining area. A glazed internal door provides access through to the lounge, with further access towards the conservatory.





Conservatory

11' 7" x 10' 4" (3.54m x 3.15m)

A bright and spacious conservatory positioned off the kitchen, with windows to three sides providing plenty of natural light and views over the surrounding garden. The room has timber-effect panelling to the lower walls, a glazed roof and radiator. Double glazed doors provide direct access to the garden, while glazed internal doors connect back through to the kitchen.

Shower Room

7' 11" x 6' 6" (2.41m x 1.97m)

Well-appointed shower room fitted with a modern white suite comprising WC and wash hand basin set within a fitted vanity unit. There is a large walk-in shower enclosure, chrome heated towel rail, wall-mounted grab rails and a window providing natural light.

Bedroom

9' 1" x 8' 8" (2.78m x 2.64m)

Well proportioned double bedroom with a front-facing window providing plenty of natural light. The room is finished in neutral décor with carpeted flooring and has ample space for a double bed and additional bedroom furniture. Built in storage also.



Double Bedroom

10' 11" x 9' 1" (3.34m x 2.78m)

Good sized double bedroom with a rear-facing window providing natural light and an outlook over the garden. The room is finished in neutral décor with carpeted flooring, a radiator and built-in storage cupboards.

Garage

15' 0" x 8' 2" (4.56m x 2.49m)

A well proportioned detached garage with mains power as well as an electric roller door and side panel window.

REAR GARDEN

Enclosed rear garden arranged for relatively low maintenance, with a combination of gravelled and paved areas, established shrubs and planting, and space for outdoor seating. The conservatory opens directly onto the garden, while a timber garden shed provides useful external storage. The garden is enclosed by a mixture of fencing and established boundaries, with gated access to the side.

FRONT GARDEN

Well maintained front garden laid mainly to lawn, complemented by established shrubs and planted borders. A paved pathway runs alongside the property, with the garden providing an attractive and open frontage to the bungalow.

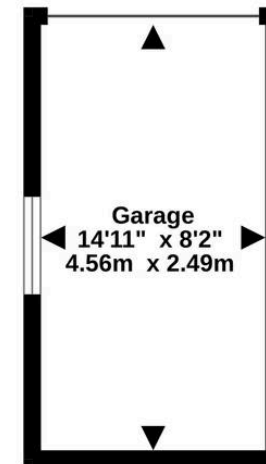
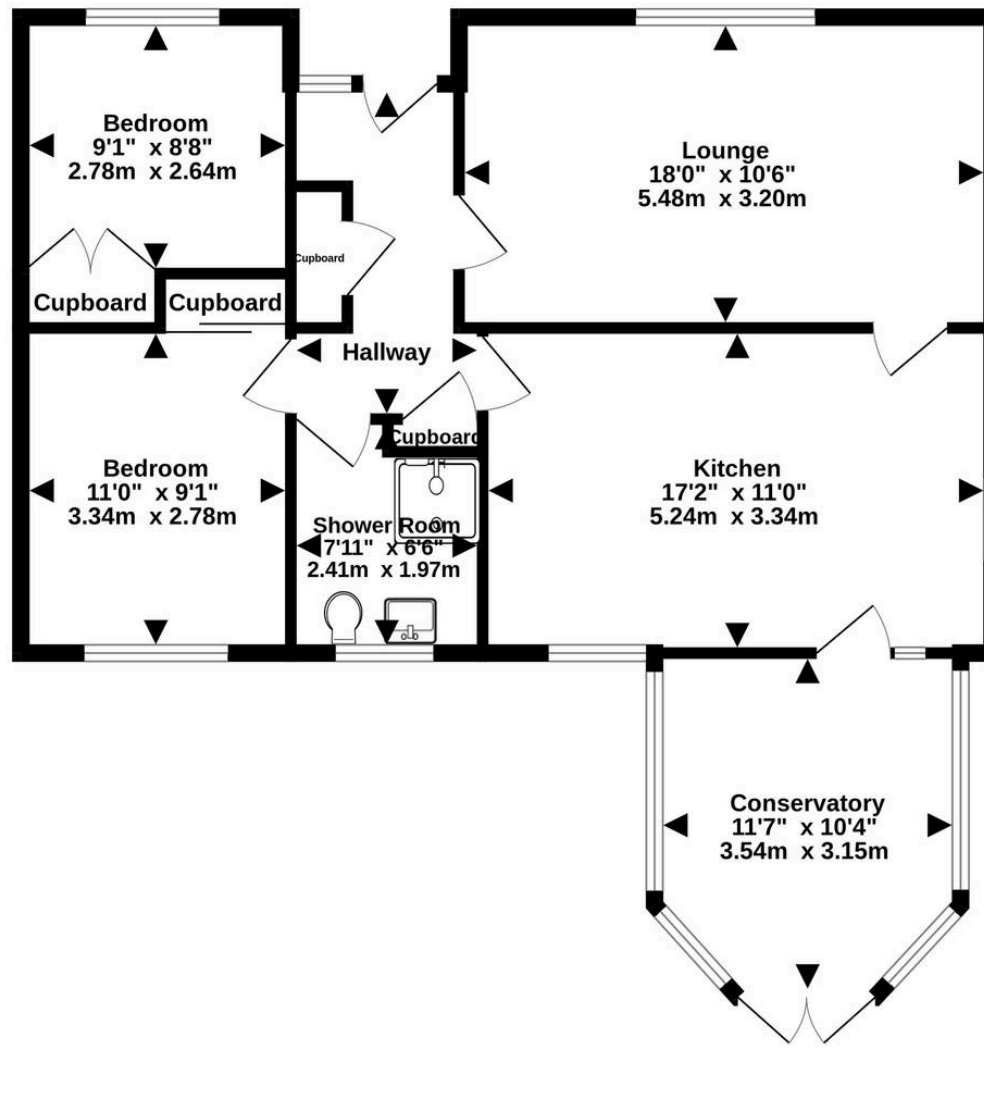
DRIVEWAY

2 Parking Spaces





Ground Floor
924 sq.ft. (85.8 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band D

EPC RATING: C (70)

SERVICES Mains water, drainage and electricity. Gas central heating.

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. 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

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. Presale 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.

