



'Lochview', Cairnryan

Stranraer, DG9 8QX

PRICE: Offers Over £130,000 are invited

Lochview

Cairnryan, Stranraer

All major amenities can be found in the nearby town of Stranraer, including supermarkets, healthcare facilities, an indoor leisure pool complex, and both primary and secondary schools. There is a town centre and school transport service available from closeby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Outstanding sea views over Loch Ryan
- Ideally situated for easy access to ferries to Northern Ireland
- Extended, generous family accommodation over 2 levels
- Well-fitted medium oak kitchen
- Ground floor shower room & 1st floor bathroom
- Oil central heating and uPVC double glazing
- Scope for some general modernisation
- Easily maintained garden ground
- Pedestrian side access



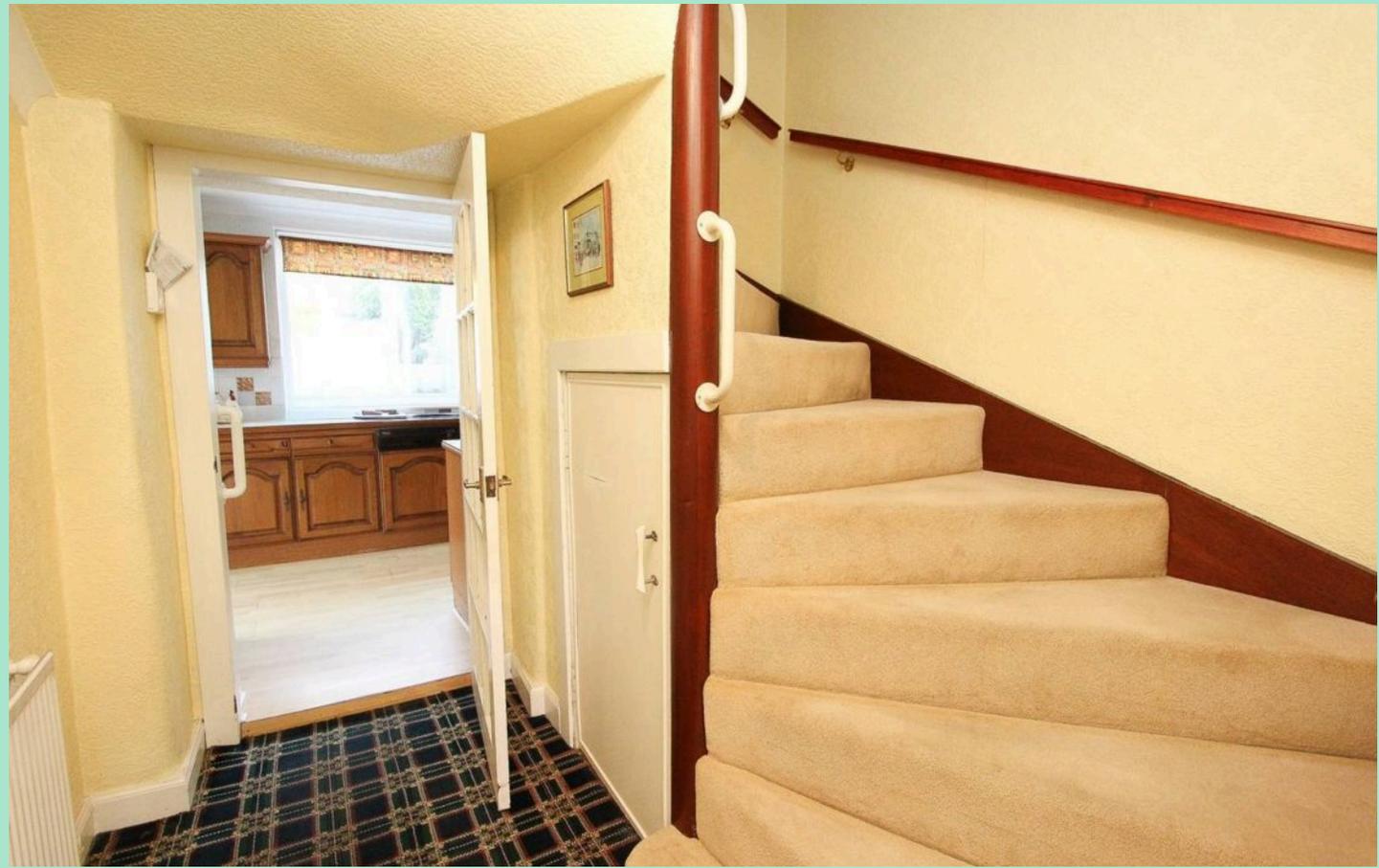
Lochview

Cairnryan, Stranraer

Located in an enviable position, this extended four-bedroom end-of-terrace house offers a rare opportunity to enjoy spectacular, uninterrupted sea views over Loch Ryan. The property presents generous and versatile family accommodation across two well-planned levels, thoughtfully designed to maximise both space and comfort.

Of traditional construction under a slate and felt roof, the property benefits from a dark oak kitchen, ground floor shower room, 1st floor bathroom, oil central heating and uPVC double glazing. There is scope for general modernisation, allowing discerning buyers to imprint their own style.

This charming home also benefits from easily maintained garden ground to the rear and also benefits from pedestrian side access to the rear.



Hallway

The property is accessed by way of a uPVC storm door. There is a glazed interior door, under stairs cupboard and a CH radiator.

Lounge

A main lounge to the front featuring an ornate fire surround housing an electric fire. Display recess, CH radiator and a TV point.

Dining Room

A further reception room to the front featuring an ornate fire surround, wall lights and a CH radiator.

Sitting Room

A sitting room to the rear, which has been latterly used a ground floor bedroom. French doors to the sun lounge and a CH radiator.

Sun Lounge

A sun lounge situated off the sitting room and kitchen. There are 2 sets of sliding patio doors.

Kitchen

The kitchen has been fitted with a full range of medium oak floor and wall-mounted units with onyx-style worktops incorporating an asterite sink. There is a ceramic hob, built-in oven (not operational), integrated dishwasher and an automatic washing machine.

Shower Room

A ground floor shower room comprising a WHB, WC and a large, low threshold shower with a shower curtain.

Landing

The landing provides access to the bedroom accommodation, bathroom and a WC.

Bedroom 1

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



Bedroom 2

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

Bedroom 3

A bedroom with a Velux to the front. CH radiator.

Bedroom 4

A bedroom with a Velux to the rear. Built-in shelving and a CH radiator.

Bathroom

A generous bathroom comprising a WHB, WC and a corner bath with a mixer-tap shower over. Velux to the rear and a CH radiator.

WC

Comprising a WHB and WC.

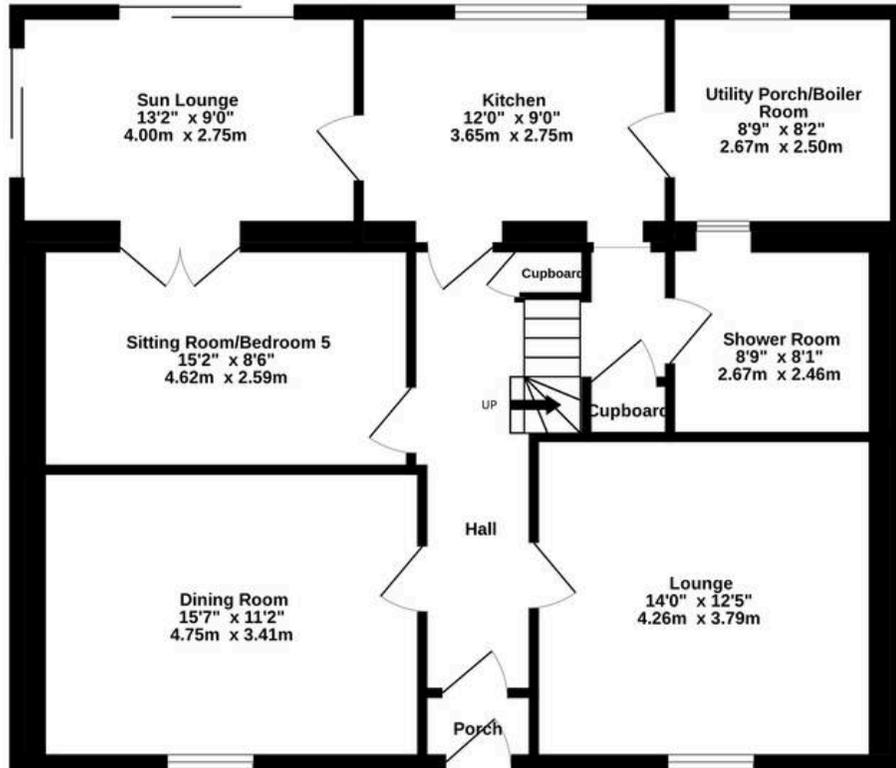
Garden

The terraced rear garden is comprised of a paved patio, mature shrub borders, greenhouse and a shed. From the garden there is a view towards the waters of Loch Ryan.

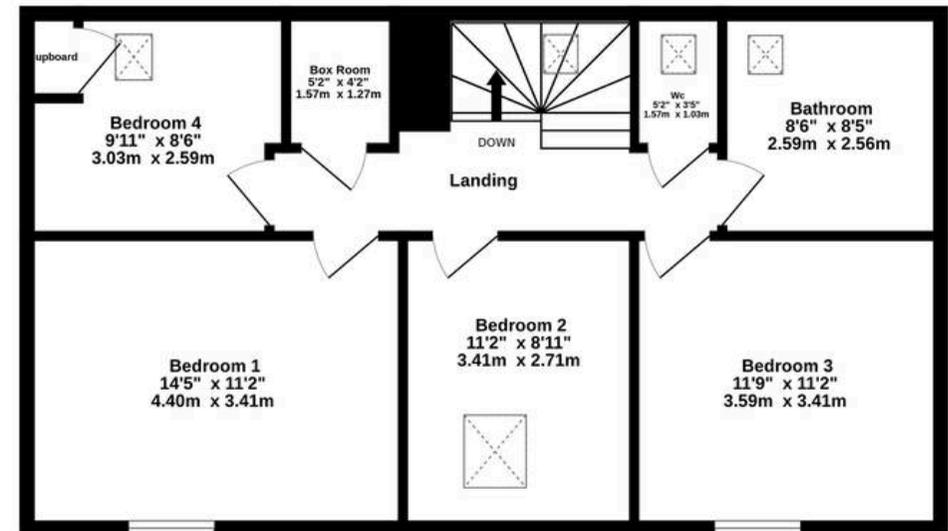
ON STREET



Ground Floor
922 sq.ft. (85.7 sq.m.) approx.



1st Floor
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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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.