

## Flat 4, Dunragit House, Dunragit

Stranraer DG9 8PH

PRICE REDUCTION: Offers Over £75,000 are invited

## Flat 4

### Dunragit House, Stranraer

The village of Dunragit is located approximately five miles from the town of Stranraer and has access to some lovely countryside, including woodland walks and the shores of Luce Bay. There is an excellent 18-hole golf course close by. All major amenities are to be found in Stranraer and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A well-presented ground floor flat forming part of a former country house
- Many fine period features to appreciate
- Attractive internal woodwork
- Splendid shaker design kitchen
- Well-appointed bathroom
- Electric heating and a wood-burning stove
- Communal garden grounds



## Flat 4

### Dunragit House, Stranraer

Situated within the distinguished setting of a former country house, this well-presented one-bedroom ground floor flat seamlessly blends classic elegance with modern comfort. From the moment you enter, you are greeted by a wealth of fine period features, including attractive internal woodwork that adds character and warmth to each room. The heart of the home is a generous main lounge featuring an inglenook fireplace housing a wood-burning stove. The splendid shaker design kitchen, thoughtfully crafted to offer both style and functionality, making it a pleasure to prepare meals or entertain guests. The well-appointed bathroom is finished to a high standard, complementing the overall refined aesthetic of the property. This flat offers an inviting retreat, perfectly suited to those who appreciate traditional architecture combined with contemporary conveniences.



Stepping outside, residents enjoy access to communal garden grounds, thoughtfully landscaped with mature shrubs and lawns. The garden provides a tranquil oasis, ideal for relaxing with a book or socialising with neighbours in peaceful surroundings. The outlook from the gardens is particularly special, with views extending over enchanting surrounding woodland, offering a sense of seclusion and connection to nature. Whether enjoying a morning coffee on a sunny bench or simply taking in the verdant scenery, the outside space enhances the appeal of this unique home, making it a rare opportunity for those seeking a harmonious blend of heritage, comfort, and idyllic outdoor living.

#### **Entrance Hall**

An outer storm door provides access to the shared entrance hallway.

#### **Hallway**

The hallway provides access to almost all of the accommodation. Electric radiator.

#### **Lounge**

A very well-proportioned reception room featuring an inglenook fireplace housing a wood-burning stove. Electric radiator, wall lights and a TV point.

#### **Breakfast Room**

A small reception room located between the kitchen and lounge.

#### **Kitchen**

The kitchen has been fitted with a range of shaker-style floor units with cream worktops incorporating a double Belfast sink. There is an electric cooker point, an extractor hood, and plumbing for an automatic washing machine.



### **Bathroom**

The bathroom is fitted with a 3-piece suite in white comprising WC, WHB and Bath. There is a mains mixer shower in place over the bath. Electric radiator.

### **Bedroom**

A well-proportioned double bedroom with an electric radiator.

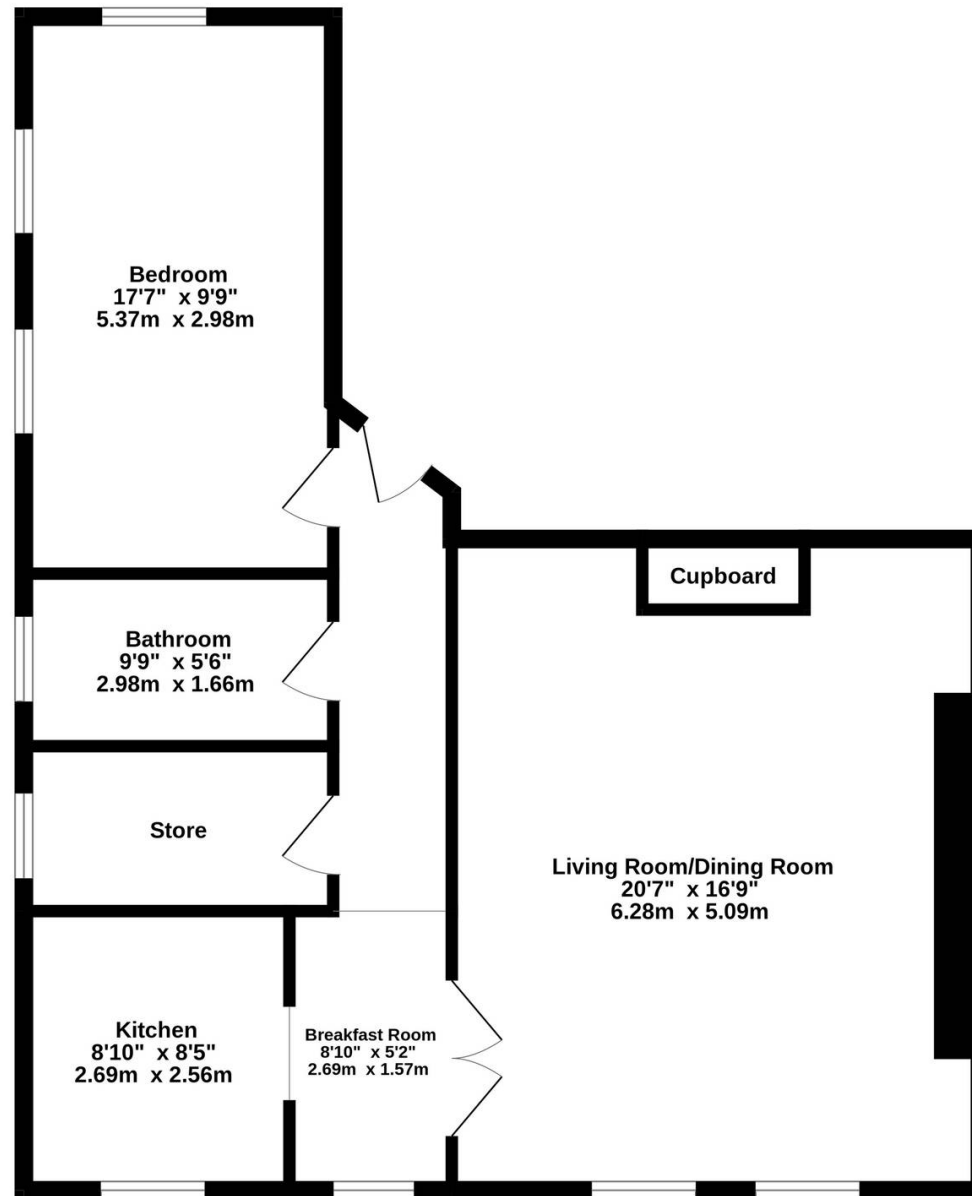
### **Garden**

The property has an area of communal garden ground which has been planted out with mature shrubs and lawn. The outlook from the garden is over surrounding woodland.

### **ALLOCATED PARKING**



Ground Floor  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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