



20 Auchneel Crescent, Stranraer

DG9 0JH

Offers Over £250,000 are invited.

Auchneel Crescent is a well-established residential cul-de-sac situated on the outskirts of Stranraer, offering a peaceful setting while remaining within easy reach of the town centre. Stranraer provides a comprehensive range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities. Primary and secondary schooling are both available within the town, making the area popular with families. The surrounding coastline and countryside offer excellent opportunities for walking, cycling and outdoor pursuits, while nearby beaches, golf courses and local attractions are all within easy reach. Stranraer also benefits from good transport links to the wider region via the A75, with regular rail services connecting to Ayr and Glasgow. This location combines the convenience of town living with the benefit of a quiet residential setting and attractive outlooks, making it an appealing place to call home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached three bedroom bungalow
- Spacious lounge with large picture window
- Modern fitted open plan kitchen/diner
- Three well proportioned bedrooms
- Contemporary family bathroom with separate shower & bath
- Extensive off street parking
- Generous enclosed rear garden with mature landscaping
- Sea views from rear garden
- Easy access to beach & shores of Loch Ryan in a well sought after cul-de-sac location
- Fully double glazed and oil fired central heating



Situated within a popular residential area of Stranraer, this well-presented detached bungalow offers spacious, flexible accommodation, generous gardens and excellent off-street parking, making it well suited to a range of buyers. The accommodation is entered via a welcoming hallway which provides access to all principal rooms. The bright and comfortable lounge benefits from a large front-facing picture window creating an inviting main living space. The modern fitted kitchen provides a good range of wall and base units with ample worktop space and opens into a dining area, offering a practical layout for everyday family life and entertaining. There are three well-proportioned double bedrooms.

The principal bedroom benefits from fitted wardrobes, while the second double bedroom benefits from built in storage also providing versatile accommodation. The property also benefits from a separate home office/ study with the potential for an additional dining area. Completing the accommodation is a contemporary family bathroom, fitted with a white suite comprising bath, separate shower enclosure, wash hand basin with vanity storage and WC.



Externally, the property occupies a generous plot. To the front, a large chipped driveway provides ample parking for several vehicles alongside low-maintenance landscaped borders. The enclosed rear garden is a particular highlight, featuring an extensive level lawn bordered by mature hedging, trees and established planting, creating a private outdoor space.

A mixture of paved/ concrete patio runs along the rear of the bungalow with a further seating terrace surrounded by colourful planting, providing excellent areas for relaxing or outdoor dining. The garden also benefits from useful garden sheds and enjoys attractive open views stretching over Loch Ryan towards Ailsa Craig. This is an excellent opportunity to acquire a spacious detached bungalow in a sought-after residential location, offering generous outdoor space and well-maintained accommodation throughout.



Lounge

18' 0" x 15' 5" (5.48m x 4.70m)

A spacious and bright main reception room enjoying a large front-facing picture window which fills the room with natural light and provides an open outlook. Offering generous floor space for a range of lounge furniture, the room is finished in neutral décor with fitted carpeting and benefits from both wall and ceiling light fittings. A separate doorway leads through to a home office/ study, creating a practical layout while maintaining clearly defined living spaces.

Home office/ study

11' 3" x 7' 10" (3.42m x 2.40m)

A well-proportioned home office/ study positioned between the lounge and kitchen with potential to be used as separate dining space. A large rear-facing window overlooks the garden and allows for excellent natural light, while the room comfortably accommodates a dining table and additional freestanding furniture if desired. Generous built in storage, finished with attractive karndean flooring and contemporary décor.

Open kitchen/ diner

20' 3" x 11' 1" (6.17m x 3.39m)

A bright and spacious open-plan kitchen and dining room, thoughtfully designed to provide a practical and sociable space for everyday living. The kitchen is fitted with a comprehensive range of contemporary wall and base units complemented by generous worktop space and an integrated breakfast bar. Integrated appliances include an electric oven and hob with extractor above as well as fridge/freezer, while there is further space for additional white goods. A large window above the sink allows for natural light, and a glazed external door provides direct access outside. The dining area comfortably accommodates a family dining table and benefits from large patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor space. Offering ample room for both dining and entertaining, this is a bright, versatile room enhanced by an abundance of natural light.



Bedroom

12' 4" x 11' 3" (3.76m x 3.42m)

A generously proportioned principal bedroom enjoying a pleasant outlook over the rear garden through a large window that fills the room with natural light. Offering ample space for a king-size bed and additional bedroom furniture, the room also benefits from fitted wardrobes providing excellent storage, complemented by freestanding drawer units beneath the window. Finished in neutral décor with fitted carpeting, this is a bright, comfortable and well-presented principal bedroom.

Bedroom

12' 4" x 10' 6" (3.76m x 3.21m)

A well-proportioned double bedroom enjoying a pleasant outlook to the front of the property. The room offers ample space for a king size bed together with additional freestanding furniture, while neutral décor and fitted carpeting create a bright and comfortable setting.

Bedroom

11' 3" x 8' 11" (3.42m x 2.71m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from an extensive range of fitted wardrobes, providing excellent built-in storage, complemented by additional open shelving. Finished in neutral décor with fitted carpeting, the bedroom offers ample space for a double bed and freestanding furniture, creating a comfortable and practical bedroom.

Bathroom

7' 11" x 6' 6" (2.42m x 1.99m)

A modern family bathroom fitted with a contemporary white three-piece suite comprising a bath as well as separate walk in shower, WC and wash hand basin set within a vanity storage unit. Finished with neutral wall tiling around the bathing area and complemented by practical flooring, the room also benefits from an opaque window providing natural light and ventilation. A bright, well-presented bathroom offering both style and functionality.



Rear Garden

The property occupies a generous plot with beautifully maintained gardens that provide an excellent balance of open lawn, mature planting and seating areas. To the rear, an extensive level lawn is bordered by established hedging and a variety of mature trees and shrubs, creating a high degree of privacy while enjoying an open outlook and sea views stretching over Loch Ryan & Ailsa Craig. There is ample space for children to play, gardening enthusiasts or those wishing to entertain outdoors. A mixture of paved and concrete patio and pathways extends along the rear of the bungalow, providing an ideal area for outdoor seating and dining, while a further landscaped terrace features colourful planting, decorative borders and additional seating areas. Garden sheds provide useful external storage, and the gardens have been thoughtfully designed to offer colour and interest throughout the seasons.

Front Garden

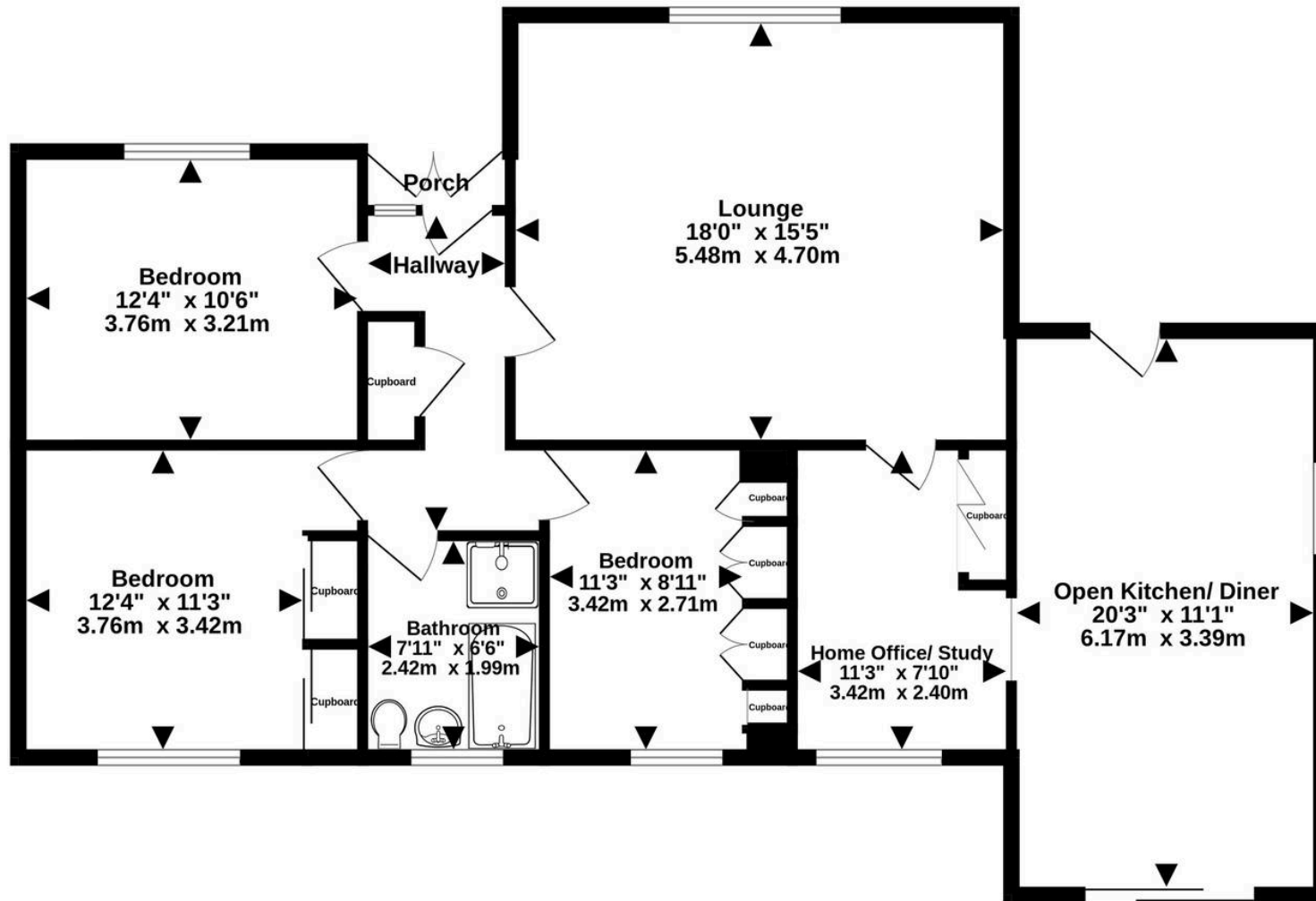
To the front, the property is approached by a generous chipped driveway providing ample off-street parking for several vehicles. A paved pathway leads to the entrance, while low-maintenance landscaped borders with established shrubs and ornamental planting create an attractive first impression.

Driveway

3 Parking Spaces



Ground Floor
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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