

FOR SALE

**"JENKEN"
GLENJORRIE AVENUE
GLENLUCE**



An immaculately presented and extremely well appointed modern detached bungalow occupying a pleasant location on the fringe of the Wigtownshire village of Glenluce, some 10 miles from the town of Stranraer. In excellent condition throughout, the property benefits from full double glazing, full oil fired central heating, maple style kitchen, luxury bathroom, delightful internal woodwork and the addition of a splendid sun lounge. This is a splendid family home which is set within its own area of fully landscaped garden ground. Pleasant outlook to rear over farmland.

PORCH, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, SUN LOUNGE, REAR HALLWAY, WC, BATHROOM, 3 BEDROOMS, GARDEN, GARAGE

PRICE: Offers Around £199,500 are invited



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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

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www.swpc.co.uk



DESCRIPTION:

Located within the most popular and pleasant village of Glenluce, approximately 10 miles from the town of Stranraer and within easy reach of the shores of Luce Bay, this is an extremely well presented, spacious modern detached bungalow which provides most comfortable and well proportioned family accommodation on one floor.

The property is in immaculate condition throughout and benefits from an attractive fitted maple style kitchen, luxury bathroom, full modern double glazing, full oil fired central heating and the addition of a splendid sun lounge.

Of timber frame construction under a tiled roof, this superb property is set within its own extremely well maintained area of fully landscaped garden ground. It is situated adjacent to other residential properties of varying style and has an outlook to the front over same and garden ground / farmland to the rear.

Local amenities include general stores, post office, primary school, church and general practice healthcare.

There is access to delightful sandy beaches closeby and excellent golfing facilities within two miles.

All major amenities are located in and around the town of Stranraer itself and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and secondary school transport service available from the village.

Viewing of this well appointed and most comfortable home is to be thoroughly recommended.

PORCH: (5ft 3in – 3ft 2in)

The outer upvc storm door with side panel provides access to the entrance porch. Laminate flooring, recessed spotlights and inner glazed door with side panel to the hallway.

HALLWAY: (11ft 6in – 4ft, 3ft9in – 3ft6in & 12ft 10in – 3ft 11in)

The hallway comprises three sections. Two built in cupboards, recessed spotlights, double panel radiator and smoke alarm.

LOUNGE: (16ft 3in – 13ft)

This is a delightful lounge situated to the front of the property with a carved wood fire surround housing an electric fire. Oak flooring, double panel radiator and TV/satellite point.



DINING ROOM: (9ft 11in – 9ft 10)

The dining room is laid out in an open plan basis with the kitchen. There is laminate flooring, TV point, double panel radiator and double glazed sliding patio doors leading to the landscaped patio.



KITCHEN: (11ft 9in – 9ft 10in)

The modern kitchen has been fitted with a splendid range of maple style floor and wall mounted units incorporating glass display units, attractive green slate worktops and one and a half bowl stainless steel sink unit with mixer. There is a four ring halogen hob, stainless steel extractor hood, built in double oven, integrated fridge freezer and integrated dishwasher. Tile splash backs, recessed spotlights, window to the rear and access to the rear hallway.



SUN LOUNGE: (13ft 7in – 17ft 7in)

A splendid sun lounge located off the dining room with laminate flooring, French doors to the rear garden, recessed lighting and TV/satellite point.

REAR HALLWAY: (5ft 2in – 5ft)

Accessed from the kitchen and having rear door leading to garden and also providing access to the garage and WC. Double panel radiator.

WC: (4ft – 4ft 10in)

Fitted with a two piece suite in white comprising WC and WHB. Double panel radiator, partial wall tiling, extractor and window to rear.

BATHROOM: (8ft 10in – 5ft 11in)

The spacious bathroom has been fitted with a white three piece comprising WC, WHB and Bath with wooden side panel. There is a large fully tiled shower cubicle with Mira mains shower. Window to the rear, double panel radiator, extractor fan and recessed spotlights.

**BEDROOM: (12ft 9in – 10ft 2in)**

This is a spacious double bedroom to the rear of the property overlooking the landscaped garden. There is a built-in double wardrobe, double panel radiator and telephone point.

**BEDROOM: (10ft - 7ft 4in)**

A further double bedroom to the front with built-in double wardrobe and double panel radiator.

BEDROOM: (13ft 1in – 9ft 1in)

Double bedroom to the front with two built-in double wardrobes, TV point and double panel radiator.

**GARAGE: (17ft 10in – 9ft 8in)**

The integral garage has a roller door to the front, internal door to the rear leading to the rear hallway, concrete painted floor, high gloss worktops, wall shelving, plumbing for automatic washing machine. The Worcester oil fired central heating boiler is located within the garage.

GARDEN:

The property is set amidst a fully landscaped garden to both front and rear. The front comprises a tar drive-in leading to the garage and gravel chippings with flower borders set within a low level wall. The rear garden has been laid out in a combination of lawn, gravel chippings and paved patio area with flower borders. There is a wooden summer house and garden shed which are included in the sale price. Outside lighting and water supply.

Rear elevation



0ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 09/05/2012

COUNCIL TAX: Band 'D'

GENERAL:

All carpets, curtain poles, blinds, light fittings, bathroom fittings, summer house, garden shed and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, drainage and water. Full oil fired CH. EPC = C

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.