

**FOR SALE**

**'CORRIMONY'  
8 DALE CRESCENT  
STRANRAER  
DG9 0HQ**



An opportunity arises to acquire a spacious detached residence located within a popular and sought-after west end residential development. The property is in excellent condition having undergone a programme of modernisation in the recent past to include a splendid kitchen, delightful bathroom, oak internal doors, new gas fired central heating, new uPVC double glazing, new roof, and new uPVC fascias. It set within its own area of easily maintained garden grounds with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING  
ROOM, KITCHEN, WC, BATHROOM,  
3 BEDROOMS, GARAGE, GARDEN**

**PRICE: Offers over £210,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
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## DESCRIPTION:

Occupying a pleasant location within a most popular and sought after residential development within the west end of Stranraer, this is a spacious detached family villa which provides most comfortable, bright and well proportioned family accommodation over two floors.

The property is of traditional construction under a re-tiled roof, finished in fyfestone / render and is in excellent condition throughout having been modernised in the recent past to include a splendid kitchen, delightful bathroom, oak internal doors, new gas fired central heating, new uPVC double glazing, and new uPVC facias.

It is set amidst its own area of easily maintained, landscaped garden ground with ample off road parking. It is situated adjacent to a range of modern family residences of varying style with the view to the front being over garden ground and other private residences. The outlook to the rear is over garden ground.

Local amenities include a general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

Viewing of this walk into home is to be thoroughly recommended.

### ENTRANCE PORCH: (Approx 2.10m – 1.05m)

The property is accessed by way of uPVC storm door with glazed side panel. Double glazed interior door to the hallway.

### HALLWAY:

The hallway provides access to almost all of the ground floor accommodation. CH radiator and large understairs cupboard housing the electric meter/fuseboard.



### WC: (Approx 1.3m – 1.36m)

Comprising WHB and WC in white. CH radiator.



### LOUNGE: (Approx 3.82m – 4.91m)

This is a spacious reception room to the front of the property with an outlook over the garden ground. CH radiator and TV point.





**DINING ROOM: (Approx 3.83m – 2.62m)**

A dining room located to the rear of the property with French doors leading to the rear garden. CH radiator.



**KITCHEN: (Approx 3.63m - 2.63m)**

The kitchen has been fitted with a full range of floor and wall mounted units in white with granite style worktops incorporating a stainless-steel sink with swan neck mixer. There is a ceramic hob, extractor hood, built-in oven, plumbing for a dishwasher, and under counter space for a fridge & freezer. Vertical CH radiator.



Further kitchen images



**LANDING:**

Built-in shelved cupboard and CH radiator.



**BATHROOM: (Approx 2.26m – 1.87m)**

The bathroom has been fitted with a three-piece suite in white comprising WHB, WC and bath. There is a shower in place over the bath. Attractive wall tiles, tiled flooring, wall mirror with lighting, recessed lighting, and CH radiator.



Bathroom image



Bedroom 2 images



**BEDROOM 1:** (Approx 3.14m – 3.86m)  
A bedroom to the rear with a built-in wardrobe, CH radiator, and TV point.



**BEDROOM 3:** (Approx 3.47m – 2.66m)  
A further bedroom to the rear with CH radiator and storage cupboard.



**BEDROOM 2:** (Approx 3.19m – 2.94m)  
A bedroom to the front with a built-in wardrobe, TV point, and CH radiator.



**GARAGE/RECREATION ROOM:**  
(Approx 3.80m – 6.12m)  
The integral garage is situated directly off the kitchen and is currently used as a recreation room/utility room. There is plumbing for an automatic washing machine and CH radiator.



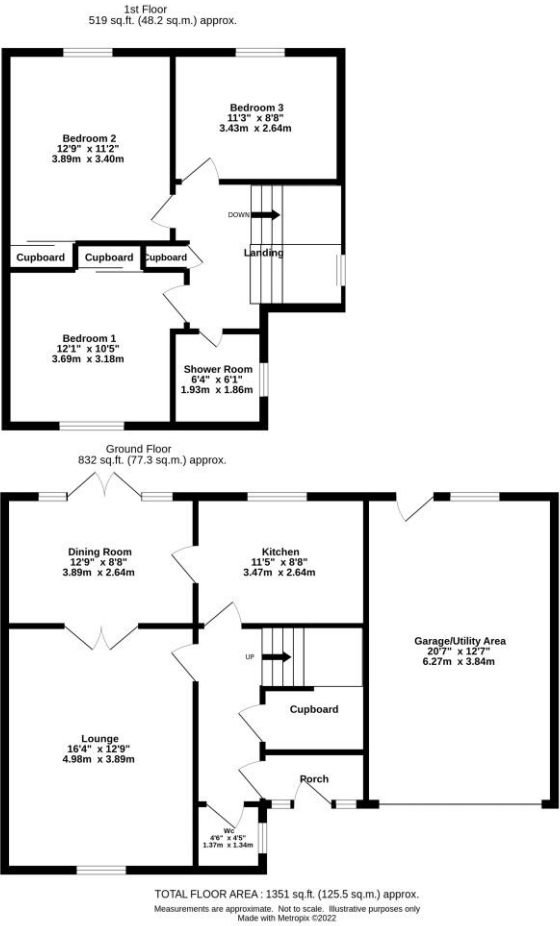
Internal garage images



**GARDEN:**  
The property is set within its own generous area of garden ground. The front is laid out to lawn with screen hedging. There is a paviour driveway leading to the garage. The rear and side have mainly been laid out to lawn with mature shrubs. There is a raised patio directly off the dining room.



Further garden images



ENTRY: Negotiable

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

DETAILS PREPARED: 15/07/2022

COUNCIL TAX: Band 'E'

**GENERAL:**

All floor coverings, blinds, integrated kitchen appliances, and 1 garden shed are included in sale price.

**SERVICES:**

Mains electricity, gas, water, and drainage. EPC = D

**OFFERS:**

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

South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://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.