

FOR SALE

**'KNOCKGLASS BUNGALOW'
OLD PORT ROAD,
STRANRAER, DG9 8JD**



An opportunity arises to acquire a detached bungalow situated approximately 2.5 miles from the town of Stranraer. From the property there are wonderful open views over the surrounding farmland. The property benefits from the addition of a conservatory, spacious accommodation, central heating, double glazing, and a wood burning stove. There is scope for modernisation within. It is set amidst its own generous area of garden ground with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
DINING ROOM, 'DINING' KITCHEN, UTILITY ROOM,
CONSERVATORY, SHOWER ROOM, 2 BEDROOMS,
GARDEN**

what3words - mended.gurgling.loafing

PRICE: Offers over £170,000 are invited



Property Agents

Free pre – sale valuation

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Proven Sales record

Introducers for
Independent Financial
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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying an elevated position, this is a well-proportioned detached rural bungalow from which there are outstanding views over the surrounding farmland.

Of traditional construction under a slate and felt roof, the property benefits from well – proportioned accommodation, central heating, double glazing, attractive internal wood work, and a wood burning stove.

There is scope for general modernisation within.

The property is set amidst its own generous area of garden ground with ample off-road parking.

All amenities are to be found in the town of Stranraer approximately 2.5 miles distant and include supermarkets, healthcare, indoor leisure pool complex, primary schools and secondary school.

Further lounge image



ENTRANCE PORCH:

The property is accessed by way of an uPVC storm door. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. Built-in storage cupboard. CH radiator.



LOUNGE:

A spacious main lounge to the front featuring a wood-burning stove. Display recess, CH radiators, and TV point.



DINING ROOM:

A further spacious reception room to the rear with sliding patio doors leading to the patio. Wooden ceiling beams. CH radiator.



'DINING' KITCHEN:

The kitchen is fitted with a full range of beech design floor and wall mounted units with cream worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, and built-in oven. Plumbing for an automatic washing machine and dishwasher. CH radiator.



Further kitchen images



UTILITY ROOM:

A useful utility area located between the kitchen and the conservatory.

CONSERVATORY:

A spacious conservatory with wonderful views over the surrounding farmland. French doors to the garden. CH radiator.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and corner shower cubicle. Ceramic wall tiles and CH radiator. It may be possible re-configure the shower room to accommodate a bath.



BEDROOM 1:

A bedroom to the rear with fitted wardrobes and CH radiator.



BEDROOM 2:

A bedroom to the front with CH radiator.



GARDEN:

The property is set within its own generous area of garden ground. The garden is comprised of lawns, mature shrubs, and trees. There is a paved patio to the rear. The garden will require some landscaping.

[View to rear](#)





ENTRY: Negotiable

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

DETAILS PREPARED: 02/06/2023

COUNCIL TAX: Band 'E'

SERVICES:

Mains electricity and water. Drainage to a septic tank.
EPC = E

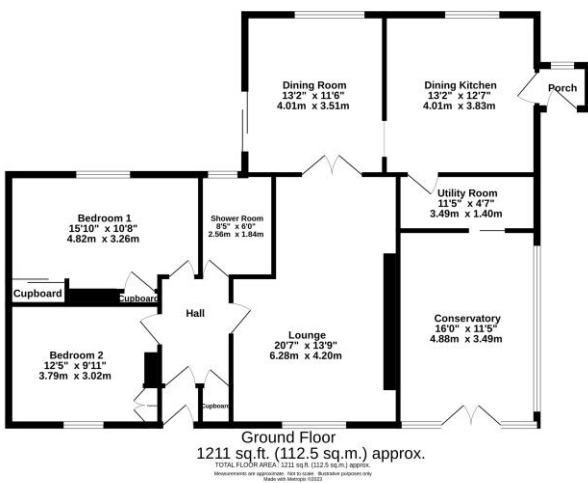
OFFERS:

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.