

FOR SALE

**"CRAIGOCH"
LESWALT ROAD,
STRANRAER, DG9 0HX**



An opportunity to acquire a detached bungalow, occupying a first-class location within a prime residential development in the sought after and prestigious west end of Stranraer.

'Craigoch' provides well-proportioned and bright accommodation over one level. The property benefits from gas fired central heating and uPVC double glazing. In good condition with scope for some general modernisation within. Set within its own generous area of mature garden ground. Easy access to Loch Ryan shore.

PORCH, HALLWAY, LOUNGE, SUN LOUNGE, DINING ROOM, KITCHEN, UTILITY PORCH, SHOWER ROOM, 2 BEDROOMS, GARDEN, GARAGE

PRICE: Offers over £200,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a first class location within the prestigious and residential west end of Stranraer, this is a detached bungalow which provides well-proportioned, bright, and comfortable accommodation over one level.

The property is in good condition throughout with scope for modernisation within. It and benefits from gas fired central heating and uPVC double glazing.

'Craigoch' is situated within its own generous area of mature garden ground.

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to the Larg beach within walking distance.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant.

There is a convenient town centre and secondary school transport service available from close by.

PORCH:

The property is accessed by way of twin uPVC storm doors. Tiled flooring and double glazed interior door to the hallway.

HALLWAY:

The wide and welcoming hallway provides access to almost all of the accommodation. CH radiator, built-in cupboard, and access to the loft.



LOUNGE:

This is a well-proportioned, bright and comfortable main lounge to the front. There is a wooden fire surround with marble insert and hearth housing a living flame gas fire. CH radiator and TV point.



SUN LOUNGE:

Located off the main lounge. CH radiator.



DINING ROOM:

A dining room to the rear laid out in an open plan basis with the kitchen. CH radiator.



UTILITY PORCH:

Fitted with beech design floor and wall mounted units with granite style worktops.



KITCHEN:

The kitchen is fitted with a range of maple design floor and wall mounted units with onyx style worktops incorporating a stainless-steel sink. Electric cooker point and plumbing for an automatic washing machine.



SHOWER ROOM:

The SHOWER room is fitted with a WHB, WC, and shower cubicle with an electric shower. Heated towel rail.



BEDROOM 1:

A bedroom to the front with built-in wardrobe and CH radiator.



BEDROOM 2:
A to the rear with built-in wardrobe and CH radiator.



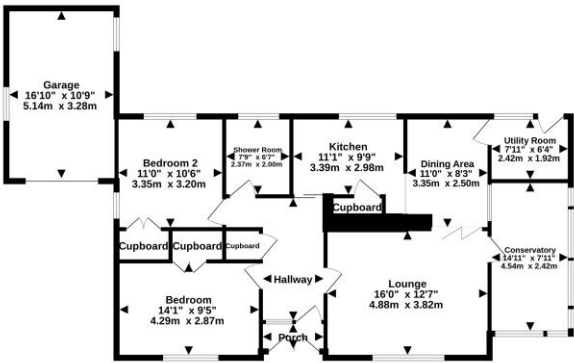
GARAGE:
A garage to the side with up & over door to the front.



GARDEN:
The property is set amidst its own mature generous area of mature garden ground. The front has mainly been laid out to lawn. The enclosed rear garden has mainly been laid out in gravel with a wide variety of shrubs. There is a paved patio, wooden garden shed, and greenhouse.



Ground Floor
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.1 sq.m.) approx.
Measurements are approximate. Not to scale. Drawing prepared by:
M&S Ltd. (01924) 75221

ENTRY: Negotiable

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

DETAILS PREPARED: 24/07/2023

COUNCIL TAX: Band 'E'

SERVICES:

Mains electricity, water, gas, 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.
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.