

FOR SALE

"BEECHBANK"
10 PARK LANE,
STRANRAER, DG9 0DS



An opportunity arises to acquire an immaculately presented, spacious, detached bungalow located just off Stranraer's seafront. In excellent condition throughout having recently undergone a full programme of renovation to include a splendid 'dining' kitchen, luxury bathroom, en-suite master bedroom, internal oak doors, new internal woodwork, the installation of a woodburning stove, and a re-wire. Set within its own fully landscaped garden ground with ample off-road parking. Gas fired central heating and uPVC double glazing.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
SUN PORCH, BATHROOM, 3 BEDROOMS
(1 EN-SUITE,) WORKSHOP, GARDEN**

PRICE: Offers over £180,000 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:

Situated just off Stranraer's seafront and yet within easy reach of the town centre, this is an immaculately presented bungalow which provides comfortable accommodation over one level. In excellent condition throughout having been fully renovated to include a splendid 'dining' kitchen, luxury bathroom, en-suite master bedroom, the installation of a woodburning stove, tasteful décor, new internal oak doors, new internal woodwork, and a re-wire.

Of traditional construction under a slate roof the property also benefits from gas fired central heating and uPVC double glazing. It is set within its own area of fully landscaped garden ground with the added benefit of ample off-road parking.

Local amenities within easy reach include general store, baker's shop, public house, 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 1 mile distant. There is also a secondary school transport service available from closeby.

ENTRANCE PORCH:

The property is accessed by way of a wooden storm door. Double glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. Built-in cupboard with pull down ladder to the floored loft.

LOUNGE: (Approx 3.88m – 6m)

This is a spacious lounge to the rear with a feature brick fire surround housing a woodburning stove. Recessed lighting, built-in speaker system, and TV point.



'DINING' KITCHEN:

The kitchen is fitted with a full range of floor and wall mounted units in white with butcher block style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, and integrated fridge/freezer. Plumbing for an automatic washing machine and plumbing for a dishwasher. Recessed lighting



SUN PORCH:

A uPVC double glazed sun porch located off the kitchen and overlooking the rear garden.



BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC, and bath. There is a separate vinyl panelled shower cubicle with a mains shower.



BEDROOM 1:

A bedroom to the front with CH radiator.



EN - SUITE:

Comprising a WHB, WC, and shower cubicle. PIR lighting and extractor.



FLOORED LOFT:

Accessed by way of a pull-down ladder located in the hall cupboard. Velux window to the side overlooking Loch Ryan.



BEDROOM 2:

A further bedroom to the front with CH radiator.



GARDEN:

The property is set amidst its own area of fully landscaped garden ground. To the front there is a small area of lawn, shrub border, and driveway for off road parking. The rear garden is comprised of a lawn, ceramic paved patio, and pathway. There is a bespoke workshop with power and light that could also be used as a summerhouse. Wooden garden shed.



BEDROOM 3:

A bedroom to the rear with CH radiator.





ENTRY: Negotiable

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

DETAILS PREPARED: 25/08/2023

COUNCIL TAX: Band 'D'

SERVICES:
Mains electricity, gas, and water. EPC = D

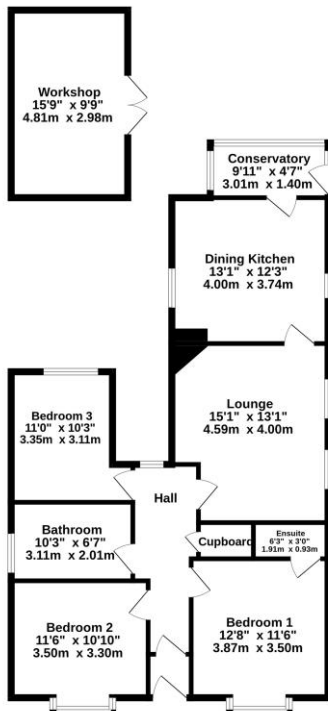
OFFERS:

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

Ground Floor
1085 sq. ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq. ft. (100.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrepage (2023)

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**