

FOR SALE

20 BLACKPARK VIEW, STRANRAER, DG9 7SD



An opportunity arises to acquire a detached bungalow occupying a cul-de-sac position within a popular residential development towards the southern perimeter of town. The property benefits from a spacious dining kitchen, the addition of a conservatory to the rear, delightful shower room, uPVC double glazing and new gas fired central heating system (installed 2022). Set within its own easily maintained, fully landscaped garden ground, with ample off-road parking.

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

PRICE: Offers over £150,000 are invited



Property Agents

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High profile town centre display

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**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a quiet location on the fringe of a popular modern residential development towards the southern perimeter of town, this is a detached bungalow which provides comfortable accommodation over one level.

The property is of original timber frame construction finished in fyfestone and render under a tiled roof. It benefits from a spacious 'dining' kitchen, the addition of a conservatory to the rear, attractive internal woodwork, uPVC double glazing and new gas fired central heating system (installed 2022). It is set amidst its own fully landscaped and easily maintained garden ground. There is ample room for off road parking.

Local amenities within close proximity include general store and primary school while all major amenities are to be found in and around the town centre approximately one and a half miles distant. These include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is a town centre and secondary school transport service available from nearby.

PORCH:

The property is accessed by way of a uPVC storm door with side panel. Internal storm door with stained glass to the hallway.

HALLWAY:

The hallway provide access to almost all of the accommodation. Built-in storage cupboards.



LOUNGE:

This is a well-proportioned public room to the front with an open outlook over the cul-de-sac. TV point and CH radiator.



'DINING' KITCHEN:

The kitchen has been fitted with a range of oak design floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. Electric cooker point and plumbing for an automatic washing machine.



CONSERVATORY:

A generously proportioned conservatory overlooking the rear garden.



BEDROOM 2:

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



SHOWER ROOM:

The modern shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Vinyl wall panelling and heated towel rail.



BEDROOM 1:

A bedroom to the rear with built-in wardrobe, fitted bedroom furniture, laminate flooring and CH radiator.



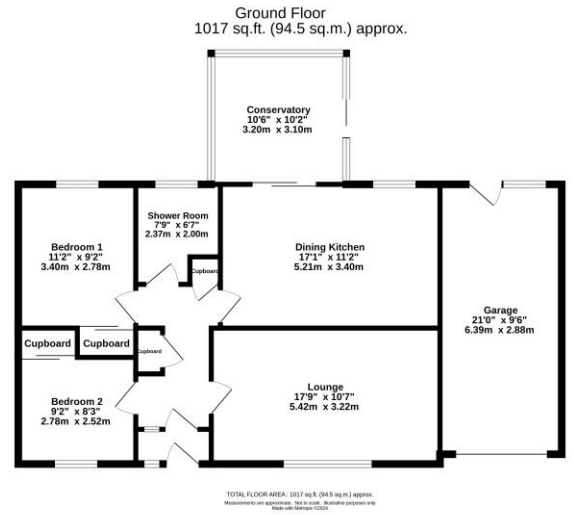
GARAGE:

An integral garage accessed by way of the kitchen. Remote control up and over door to the front and service door to the rear.



GARDEN:

The property is set amidst its own area of fully landscaped and easily maintained garden ground. The front has mainly been laid out to quartz gravel with mature shrubs. There is paved driveway leading to the garage. The rear garden is laid out in paving with further mature shrub borders.



ENTRY: Negotiable

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

DETAILS PREPARED: 27/06/2024

GENERAL:

All floor coverings, blinds and curtains where applicable are included in the sale price.

COUNCIL TAX: Band 'D'

SERVICES:

Mains electricity, water, gas and drainage.
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.