



11 Park Road, Dunragit

Stranraer, DG9 8PT

PRICE: Offers Over £85,000 are invited.

11 Park Road

Dunragit, Stranraer

Dunragit is a well-established village located approximately six miles east of Stranraer, providing a peaceful setting whilst remaining within easy reach of the town's amenities. Stranraer offers a wide range of shops, supermarkets, primary and secondary schooling, healthcare facilities, leisure amenities and transport links. The village is well positioned for access to the A75, making commuting across Dumfries & Galloway straightforward. The surrounding countryside provides numerous opportunities for walking, cycling and outdoor pursuits, with the nearby Galloway Forest Park, Luce Bay and the Rhins of Galloway all within easy reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A fully renovated bungalow
- In excellent condition throughout
- Pleasant views over parkland
- Splendid 'dining' kitchen
- Recently installed shower room
- Oil central heating and uPVC double glazing
- New tiled roof and new external render
- Wooden summerhouse with electric power supply
- Low maintenance garden ground

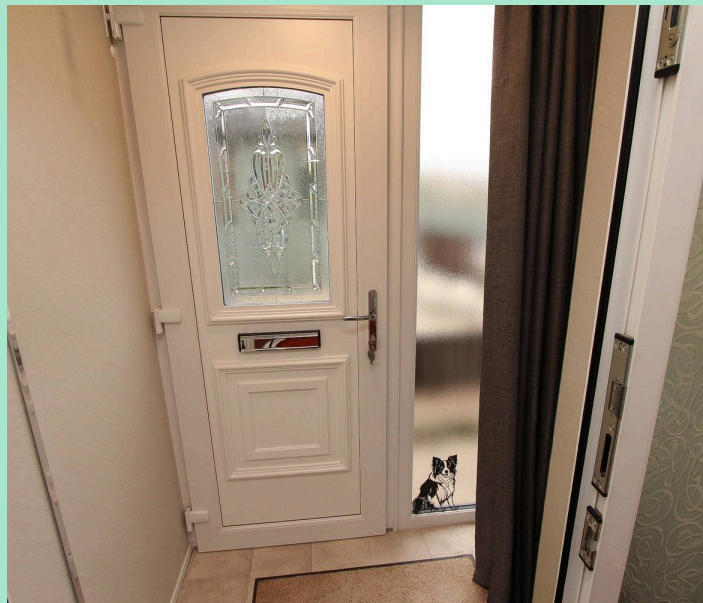


11 Park Road, Dunragit

This beautifully presented one bedroom end of terrace bungalow offers a rare opportunity to acquire a fully renovated home, finished to an exceptional standard and enjoying delightful views over adjacent parkland. The property has been meticulously upgraded throughout, with a new tiled roof and fresh external render ensuring a smart exterior, while inside, every detail has been carefully considered for modern living. The dining kitchen is a true highlight, featuring contemporary fittings and ample space for dining, complemented by a recently installed shower room with stylish fixtures. Comfort is assured year-round with oil central heating and uPVC double glazing, creating a warm environment. The sitting room is flooded with natural light, offering a welcoming retreat with attractive parkland vistas. This bungalow is truly in excellent condition throughout, providing an inviting and low-maintenance lifestyle in a peaceful setting.

The outside space is equally impressive, with the property set amidst its own enclosed, low-maintenance garden ground. The front garden is attractively laid out with slate chippings, bordered by a neat low-level fence, creating a welcoming approach with minimal upkeep required. To the side, a paved patio provides the perfect spot for morning coffee or evening relaxation, positioned in front of a charming wooden summerhouse that benefits from its own electric power supply – ideal as a creative studio, home office, or tranquil retreat. A further border of slate chippings enhances the side aspect, while the rear garden features a raised area of slate chippings with screen hedging, offering a degree of privacy. This thoughtfully landscaped outdoor space ensures enjoyment throughout the seasons, with practical design and appealing features that make this bungalow a truly special home.

- A fully renovated bungalow
- In excellent condition throughout
- Pleasant views over parkland



Porch

A new uPVC storm door with a double glazed side panel provides access to the property.

Hallway

Accessed by way of a uPVC storm door from the porch. CH radiator.

Lounge

A lounge to the front with a view over parkland. The lounge features a fire surround with an electric fire. CH radiator and a TV point.

Kitchen

The kitchen has recently been fitted with a range of floor and wall-mounted units in white with granite-style worktops incorporating a sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. CH radiator.

Shower Room

The recently installed shower room comprises a WHB, WC and a vinyl panelled shower cubicle with a mains shower. Heated towel rail.

Bedroom

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

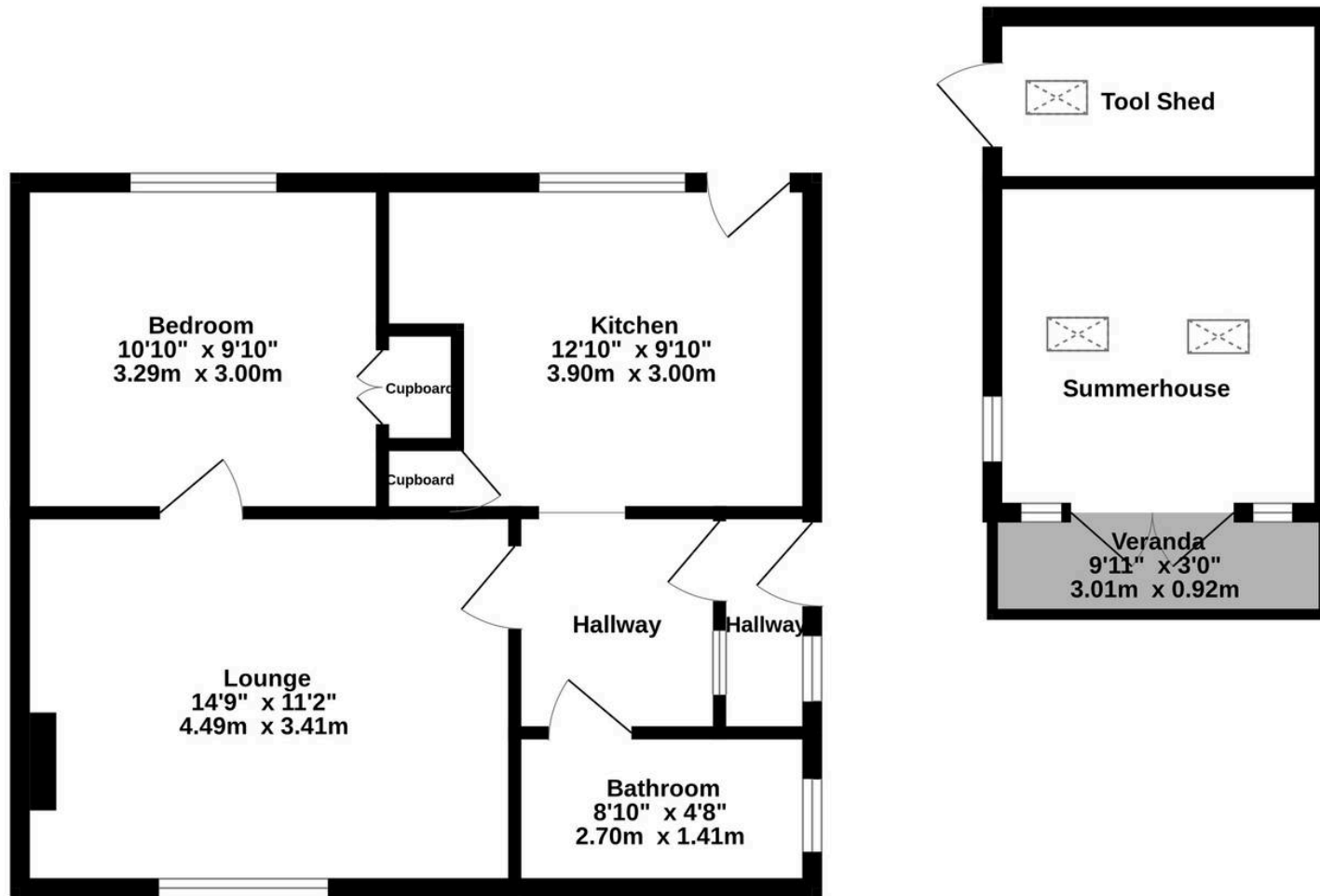
Garden

The property is set amidst its own area of enclosed, low-maintenance garden ground. The front has been laid out with slate chippings and is set within a low-level fence. To the side there is a paved patio in front of the wooden summerhouse and a further slate chippings border. The rear garden has a raised area of slate chippings with screen hedging.





Ground Floor



Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.