



**12 Sheuchan View**

Stranraer, DG9 7TA

**PRICE: Offers Over £135,000 are invited**



## 12 Sheuchan View

Stranraer, Stranraer

The property is ideally suited to those in search of an easily maintained residence in an attractive location. 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An immaculately presented detached bungalow
- Situated within a popular residential location
- Splendid dining kitchen
- Well-appointed shower room
- Tasteful decor throughout
- Gas central heating and uPVC double glazing
- Detached garage
- Easily maintained garden ground





## 12 Sheuchan View

Stranraer, Stranraer

Situated within a sought-after residential area, this immaculately presented two-bedroom detached bungalow offers truly walk-in accommodation over one level.

From the moment you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home, with tasteful decor and a sense of warmth that flows seamlessly throughout. Of timber frame construction under a tile roof, the property benefits from a splendid dining kitchen, well-appointed shower room, gas central heating and uPVC double glazing.

The property's easily maintained garden ground ensures that the exterior remains attractive with minimal effort, allowing more time to enjoy the comforts of this delightful home.

Additional storage and parking are provided by the detached garage, which is ideal for those seeking secure vehicle accommodation or extra space for hobbies and belongings.

With its harmonious blend of modern amenities, stylish presentation, and a prime location close to local amenities, schools, and transport links, this detached bungalow represents a superb choice for those seeking a move-in-ready residence in a thriving community.





### Lounge

A main lounge featuring a polished stone fire surround housing an electric fire. CH radiator and a TV point.

### 'Dining' Kitchen

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

### Shower Room

The well-appointed shower room is fitted with a WHB, WC and corner shower cubicle housing a mains shower. CH radiator.

### Bedroom 1

A master bedroom with fitted wardrobes, TV point and a CH radiator.

### Bedroom 2

A bedroom, currently used as a sitting room. There are French doors leading to the rear garden, a TV point and a CH radiator.

### Garden

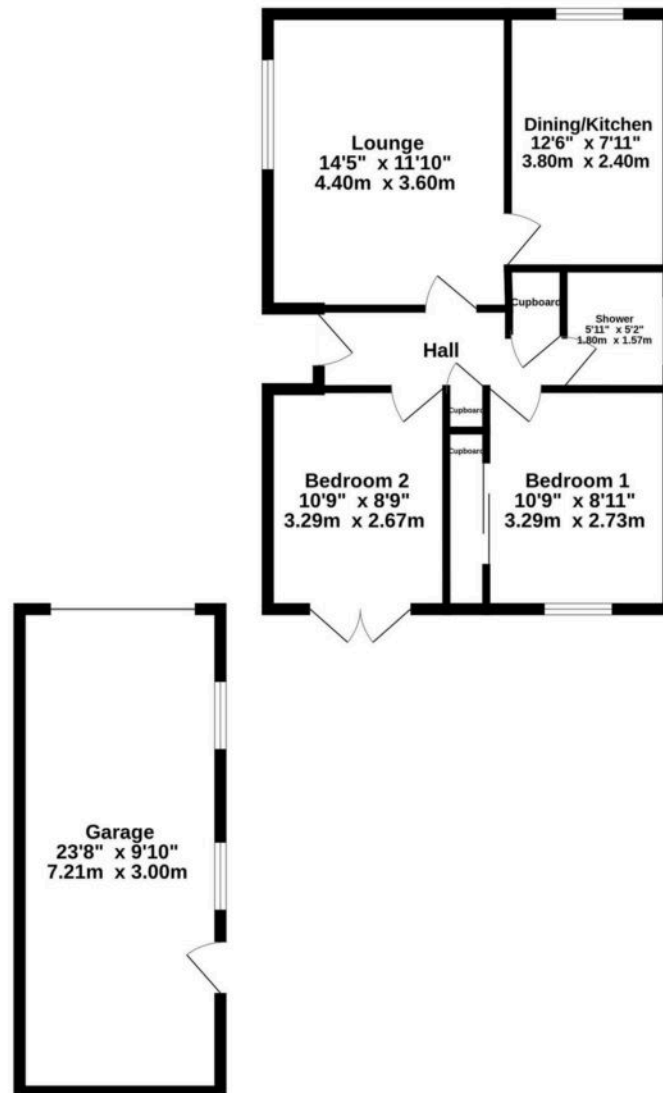
The property is set amidst its own area of easily maintained garden ground. The front has been laid out to lawn with mature shrub borders. The enclosed rear garden has been laid out to quartz gravel for ease of maintenance. There are some feature shrub borders and two garden sheds.

### Garage

### Driveway



Ground Floor  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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