



15 Blackpark View,
Stranraer

Offers Over - £200,000 are invited

15 Blackpark View

Stranraer

Blackpark View is a well-established and highly regarded residential area situated on the edge of Stranraer. The location provides a peaceful setting while remaining within easy reach of the town centre and its range of amenities including supermarkets, healthcare services, leisure facilities, cafés, restaurants and secondary and primary schooling. Stranraer is the principal town in the west of Dumfries and Galloway and benefits from excellent transport links, a marina, waterfront development and access to a variety of outdoor pursuits. The surrounding area is renowned for its attractive coastline, beaches, walking routes and golf courses, making it an excellent base for those looking to enjoy the wider Galloway countryside.

Council Tax band: E

- Detached two bedroom bungalow
- Modern fitted kitchen installed in 2022
- Contemporary bathroom installed in 2022
- Bright sun lounge with patio doors to garden grounds
- Extensive mature garden grounds to front & rear
- Ornamental pond & pergola seating area
- Integral garage
- Spacious off road parking
- Quiet residential cul-de-sac location
- Sat on a generous corner plot



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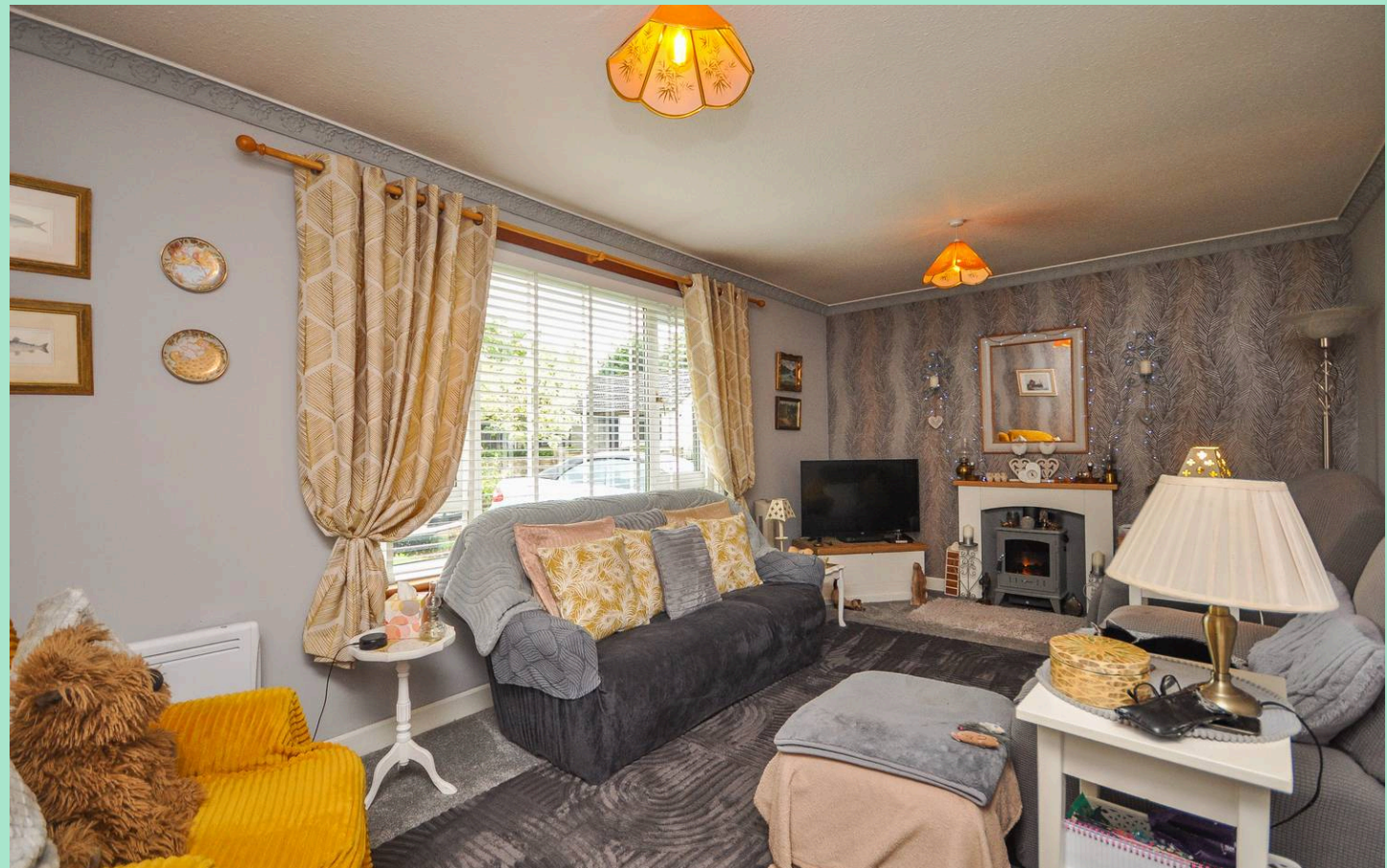
Situated within the popular Blackpark View development in Stranraer, this detached two-bedroom bungalow occupies a generous plot with extensive mature gardens, driveway parking and an attached garage.

The accommodation is arranged on one level and comprises a welcoming entrance hall, a bright lounge enjoying views over the rear garden with patio doors providing direct access outside, a separate dining room, modern fitted kitchen, utility room, two double bedrooms, contemporary family bathroom and separate WC.

The kitchen was replaced in 2022 and offers a range of modern units with complementary work surfaces and integrated cooking facilities. The bathroom was also upgraded in 2022 and is fitted with a modern white suite incorporating a bath with shower over and vanity storage.

Both bedrooms are well-proportioned doubles, while the lounge and dining room provide flexible living space suitable for everyday use and entertaining.

Externally, the property enjoys particularly impressive gardens which have been carefully established over many years. The front garden is laid mainly to lawn with mature planting and a driveway leading to the attached garage.



To the rear, the gardens provide a high degree of privacy and feature extensive lawns, ornamental ponds, colourful flower beds, mature shrubs and trees, raised vegetable beds, a pergola-covered seating area and a garden shed. The gardens offer a variety of spaces to relax and enjoy throughout the seasons. This is a rarely available bungalow style within a sought-after residential location and is likely to appeal to purchasers seeking comfortable single-level living with exceptional outdoor space.

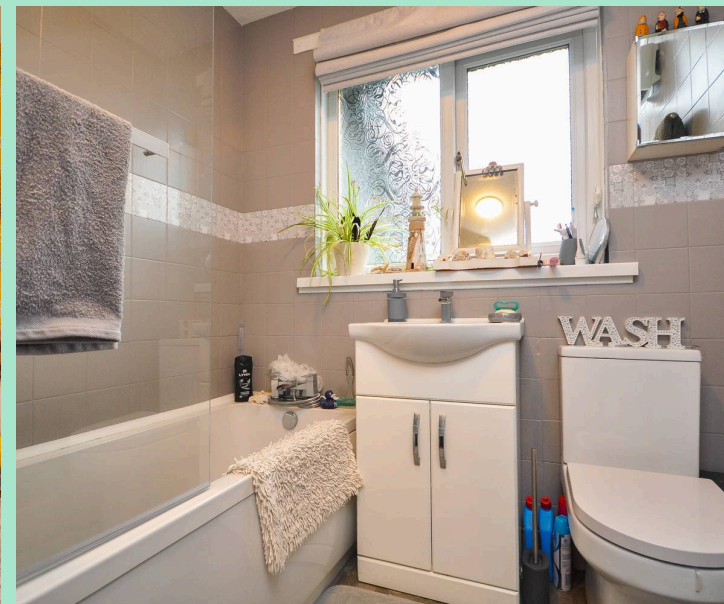
Hallway

Accessed from the front porch, the hallway provides a welcoming introduction to the property and gives access to the principal accommodation. The space benefits from natural light from the glazed entrance door and offers ample room for freestanding furniture and everyday storage.

Lounge

18' 4" x 10' 4" (5.59m x 3.14m)

A comfortable and well-proportioned lounge featuring a large front-facing window which provides excellent natural light and pleasant views over the front garden. The room offers ample space for a range of lounge furniture and is centred around a feature fireplace, creating an attractive focal point. Finished in neutral tones with a combination of decorative wall coverings and carpeting, this is a welcoming reception room.



Bedroom

9' 4" x 8' 7" (2.84m x 2.62m)

A bright double bedroom overlooking the front of the property. The room provides space for a double bed and accompanying bedroom furniture and benefits from built-in wardrobes with sliding doors, offering useful storage. A large window allows for good levels of natural light, creating a comfortable and inviting space. Decorated in a combination of neutral tones and feature wall coverings.

Bedroom

11' 9" x 9' 4" (3.58m x 2.84m)

A spacious double bedroom positioned to the rear of the property and enjoying views over the garden. The room provides ample space for a double bed and a range of freestanding bedroom furniture as well as benefitting from a double fitted wardrobe with sliding doors. A large window allows for plenty of natural light, while the generous floor area offers flexibility for a variety of furniture layouts. Finished with neutral décor and a feature wall, creating a comfortable and well-presented bedroom.

Bathroom

7' 10" x 6' 4" (2.40m x 1.92m)

A well-presented family bathroom fitted with a white three-piece suite comprising WC, wash hand basin set within a vanity unit providing useful storage, and bath with shower and glazed screen. The room is finished with contemporary wall tiling and benefits from an opaque window providing natural light and ventilation. A practical and neatly maintained bathroom serving the property.



Dining Room

11' 9" x 7' 9" (3.58m x 2.36m)

A well-proportioned dining room providing ample space for a family dining table and additional freestanding furniture. The room enjoys a bright outlook and offers a practical setting for both everyday meals and entertaining. An open doorway leads through to the lounge, creating a natural flow between the principal reception areas while maintaining clearly defined spaces. Neutral décor and fitted carpeting complete the room.

WC

3' 3" x 2' 7" (0.98m x 0.79m)

A conveniently located cloakroom fitted with a two-piece suite comprising WC and wall-mounted wash hand basin. The room is finished in neutral tones and provides a practical facility for guests and everyday use. A useful addition to the accommodation, situated off the utility area.

Integral Garage

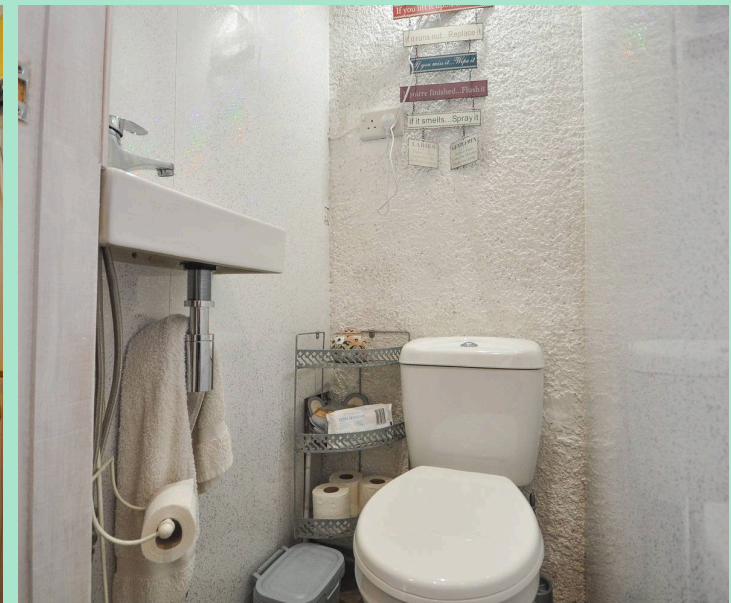
13' 9" x 12' 2" (4.20m x 3.71m)

A spacious integral garage with mains power allowing for generous storage accessed off the utility area as well as front access via up and over door.

Sun Lounge

8' 1" x 7' 9" (2.46m x 2.36m)

A bright and inviting sun lounge enjoying a pleasant outlook over the rear garden with direct access to the patio via sliding glazed doors. The room provides a comfortable additional reception space and benefits from windows to two elevations allowing an abundance of natural light. A versatile room which could be used as a sitting area, reading room or garden room, while providing an attractive connection between the house and garden.



Kitchen

11' 9" x 9' 11" (3.58m x 3.03m)

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Freestanding electric oven with ceramic hob and extractor hood above. The room benefits from attractive tiled splashbacks, ample storage and useful worktop space. A large window overlooks the garden, providing excellent natural light, while the layout offers practical space for day-to-day cooking and food preparation. A doorway leads through to the rear utility area and integral garage.

Utility area

12' 2" x 7' 5" (3.71m x 2.27m)

A useful utility room providing additional storage and laundry facilities with space and plumbing for white goods. Fitted with worktop space and storage cupboards, the room offers a practical extension to the kitchen and helps keep household appliances separate from the main living areas. A door provides direct access to the garden, as well as access to integral garage and separate WC. The room also offers flexibility for further storage, drying space or general household requirements.



Rear Garden

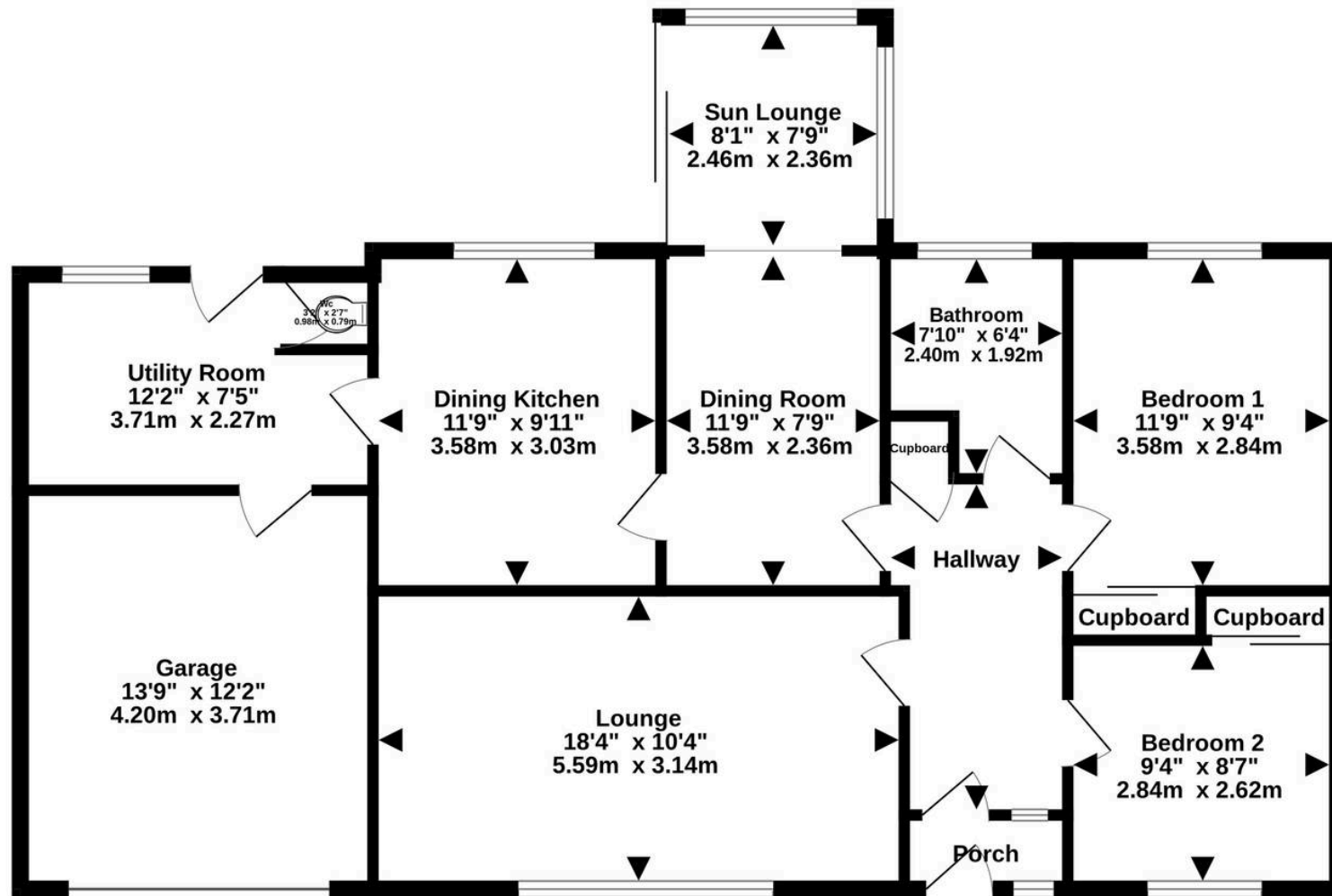
The property enjoys a substantial and beautifully maintained garden which has clearly been a labour of love. Predominantly laid to lawn, the grounds feature a wide variety of mature trees, shrubs and well-stocked flower beds, creating colour and interest throughout the seasons. A number of attractive seating areas are positioned throughout the garden, including a sheltered patio adjacent to the property and a charming pergola, providing ideal spots to enjoy the surroundings. A wildlife pond adds further character, while raised beds offer excellent opportunities for growing flowers, fruit or vegetables. The garden benefits from a high degree of privacy and includes a useful detached garden shed, together with a network of pathways allowing easy access throughout the grounds. Overall, the outdoor space provides an exceptional setting for gardening enthusiasts and those seeking a peaceful environment to relax and unwind.

Front Garden

The property occupies a generous corner position with an attractive front garden laid mainly to lawn and complemented by a variety of mature trees, shrubs and planted borders. A driveway provides off-street parking, while paved pathways offer access around the property.



Ground Floor



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