



15 Dounan Road, Dunragit

Stranraer, DG9 8PR

PRICE: Offers Over £75,000 are invited.

15 Dounan 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: B

EPC Energy Efficiency Rating: D

- A mid - terrace villa
- Comfortable family accommodation over two levels
- Spacious 'dining' kitchen
- Well-appointed shower room
- Attractive internal woodwork
- Recently installed internal insulation
- Recently installed air source heating with PV solar panels
- Wood-burning stove
- Good condition with scope for some general modernisation
- Enclosed garden ground to the rear

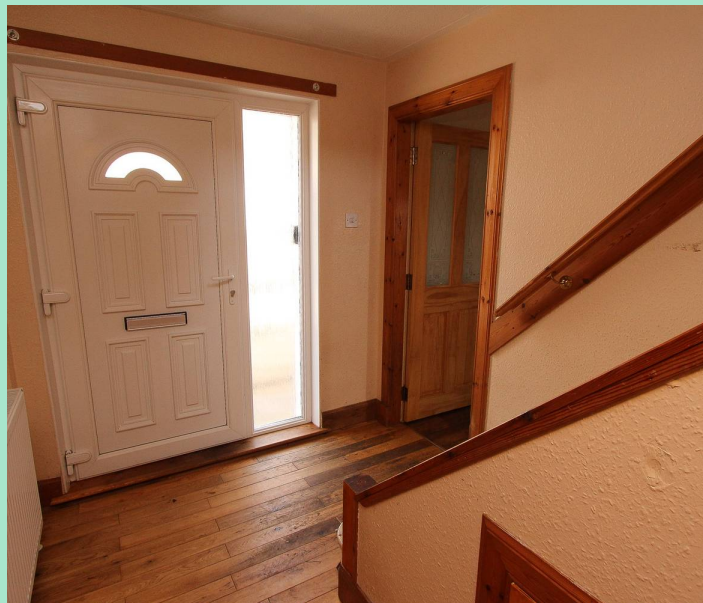


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Dunragit, Stranraer

Located in a quiet residential setting, this three-bedroom mid-terraced villa offers comfortable family accommodation thoughtfully arranged over two levels. Step inside to discover a welcoming interior, where attractive woodwork and tasteful finishes create a warm and homely atmosphere. The spacious dining kitchen serves as the heart of the home, providing ample room for family gatherings and culinary pursuits, while the well-appointed shower room delivers both style and practicality. The lounge is enhanced by a wood-burning stove, perfect for cosy evenings. Recent upgrades include internal insulation and a state-of-the-art air source heating system complemented by PV solar panels, ensuring energy efficiency and year-round comfort. The property is presented in good condition, with scope for some general modernisation, allowing you to put your own stamp on the home.

Externally, the property is set amidst its own private garden ground, offering both kerb appeal and potential for outdoor enjoyment. The front garden has been attractively laid out to quartz gravel, ensuring ease of maintenance and framed by a low-level wall that enhances the sense of privacy and security. To the rear, the enclosed garden presents a blank canvas, ready for landscaping to suit your individual tastes and lifestyle.



Hallway

The property is accessed by way of a uPVC storm door with a side panel. Oak flooring, understairs storage and a CH radiator.

Lounge

This is a most comfortable and well-proportioned room to the front of the property and features a multi-fuel stove. TV/satellite point and CH radiator.

'Dining' Kitchen

The kitchen is fitted with a basket-weave floor and wall units with granite-style worktops incorporating a stainless-steel sink. Electric cooker point and plumbing for an automatic washing machine. Built-in larder cupboard, recessed lighting and CH radiator.

Shower Room

The shower room has recently been modernised and comprises WHB set within a vanity unit, a WC, and a new vinyl-panelled shower cubicle housing a mains shower. CH radiator.

Bedroom 3

A ground floor bedroom with oak flooring and a CH radiator.

Landing

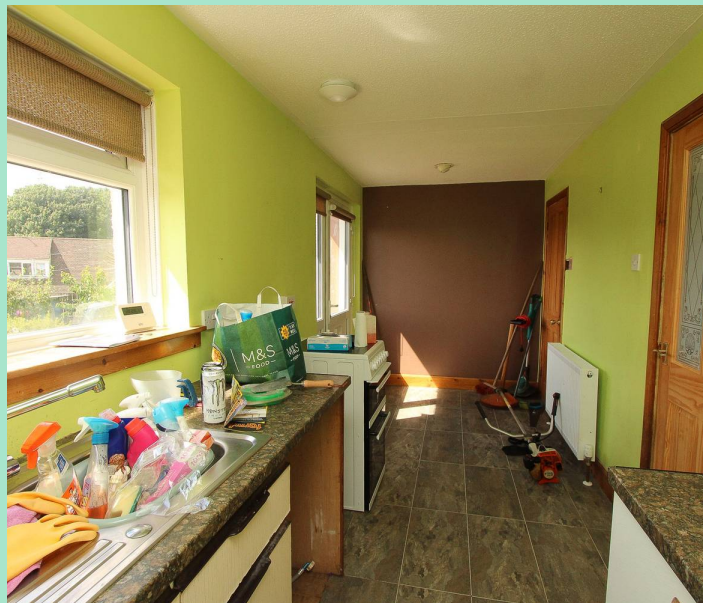
The upper landing provides access to the first floor bedrooms.

Bedroom 1

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

Bedroom 2

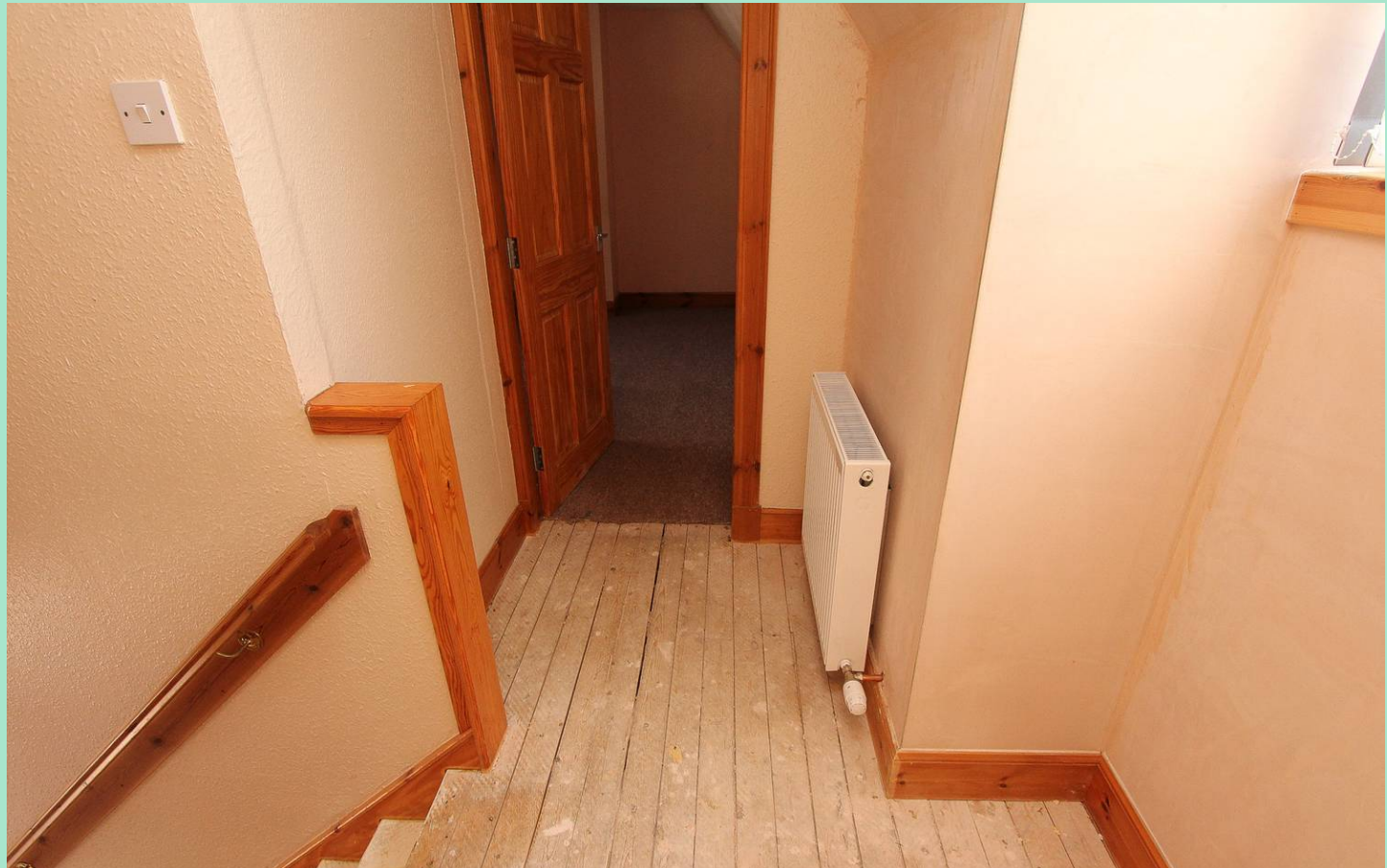
A bedroom to the rear with a CH radiator.

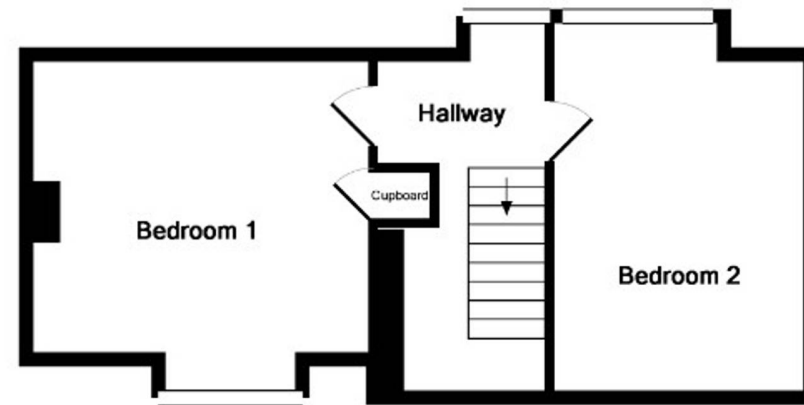


GARDEN

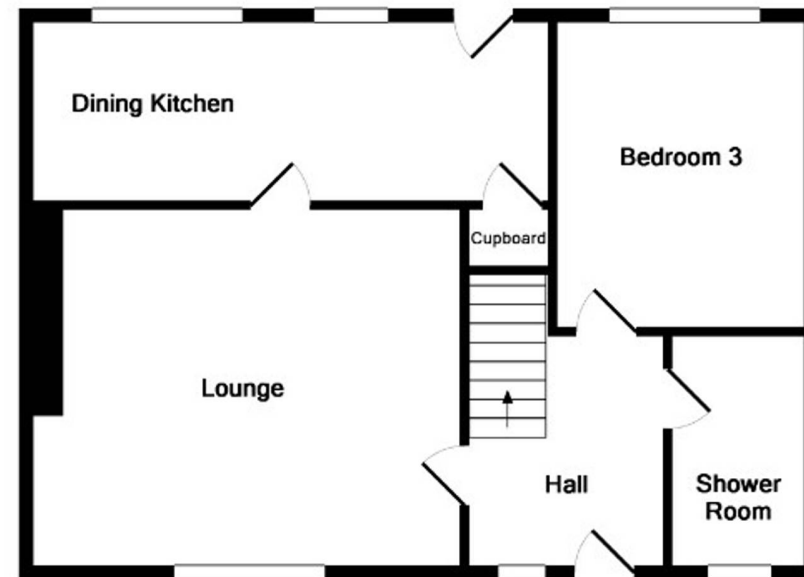
The property is set amidst its own garden ground. The front has been laid out to quartz gravel for ease of maintenance and is set within a low-level wall. The enclosed rear garden will require landscaping.

On street - parking





1st Floor



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.





SWPC
south west property centre

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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.