



**17 Church Road, Kirkcolm**

Stranraer, DG9 0NW

**PRICE: Offers Over £90,000**

# 17 Church Road

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm and include a church, public house and primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school, are all to be found in the town of Stranraer some 9 miles distant. A bus service to both primary and secondary school is available from close by. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away.

Council Tax band: B

EPC Energy Efficiency Rating: E

- Situated within the popular village of Kirkcolm
- Wonderful views over Loch Ryan, to the rear
- Well-proportioned family accommodation over two levels
- Oil central heating
- Double glazing
- Easily maintained garden grounds
- Off-road parking



## 17 Church Road

Kirkcolm, Stranraer

Located in the heart of the ever-popular village of Kirkcolm, this charming and well-presented two-bedroom semi-detached bungalow offers an exceptional opportunity to embrace peaceful village living, with the added benefit of breathtaking views over Loch Ryan to the rear. The property boasts well-proportioned family accommodation arranged over two levels, creating a versatile and inviting space. Upon entering, you are greeted by a welcoming hallway leading to a bright and airy lounge. The kitchen is thoughtfully designed, offering ample storage and workspace, while both bedrooms are generously sized, ensuring comfort and privacy for all occupants. Further enhancing the appeal are oil central heating and double glazing throughout, providing warmth and energy efficiency. This delightful home is perfectly suited to those seeking a tranquil lifestyle in a sought-after location, with practical features such as off-road parking adding to its convenience.



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Kirkcolm, Stranraer

The property is set within its own area of easily maintained garden grounds, providing a private and peaceful outdoor retreat. To the front, a neatly laid lawn creates an attractive first impression, while a paved driveway to the side leads to a detached wooden garage, offering secure parking and additional storage options. The rear garden, also laid to lawn and bordered by mature screen hedges, offers a secluded haven ideal for outdoor dining, gardening, or simply enjoying the views across Loch Ryan. For added practicality, a wooden garden shed with an electrical power supply provides excellent space for hobbies or further storage.



### **Porch**

The property is accessed by way of a new uPVC storm door with a double glazed side panel.

### **Hallway**

The hallway provides access to all the ground floor accommodation and the staircase to the first floor. Under stairs cupboard and a CH radiator.

### **Lounge**

A double aspect lounge featuring a fire surround housing an electric fire. CH radiators and TV point.

### **Kitchen**

The kitchen is fitted with a range of maple design floor and wall-mounted units with slate-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Small breakfast bar, built-in larder cupboard and CH radiator.

### **Shower Room**

The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Ceramic wall tiles and CH radiator.

### **Bedroom 1**

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

### **Bedroom 2**

A bedroom to the rear with a view over farmland to Loch Ryan beyond. CH radiator.



## GARDEN

The property is set within its own area of easily maintained garden ground. The front has been laid out to lawn. There is a paved driveway to the side leading to a wooden garage. The rear garden has also been laid out to lawn with screen hedges. There is a wooden garden shed with an electrical power supply.

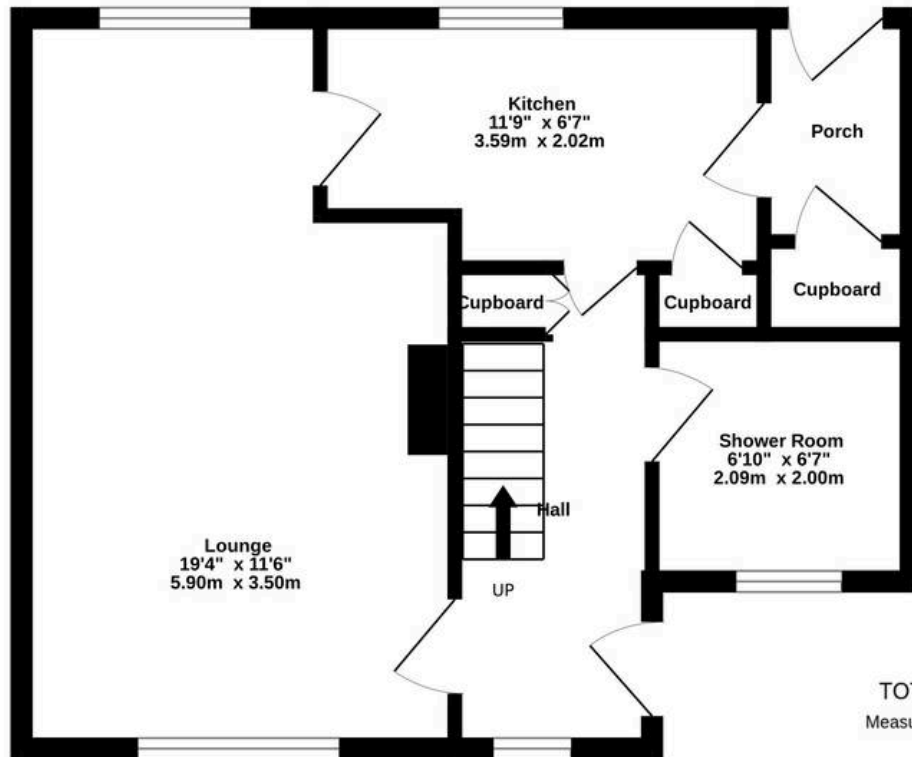
## GARAGE

Single Garage

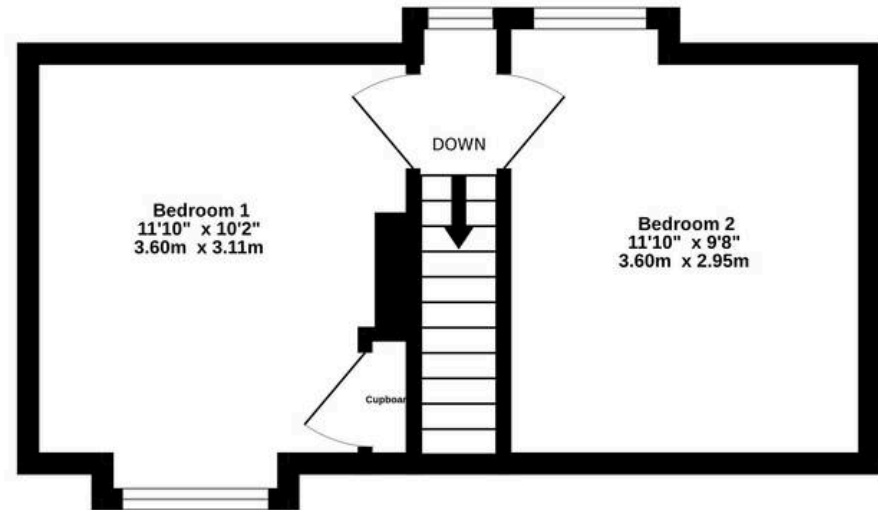
There is a detached wooden garage to the rear.



Ground Floor  
423 sq.ft. (39.3 sq.m.) approx.



1st Floor  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.