



2 Sycamore Way

Stranraer DG9 7BY

Offers Over **£165,000**

2 Sycamore Way

Stranraer

Local amenities include a general store and primary school, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school are all to be found in and around the town centre, approximately one mile distant.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern detached bungalow
- Most popular residential location
- In excellent condition throughout
- Comfortable accommodation over one level
- Splendid contemporary kitchen
- Well-appointed shower room
- Gas central heating & full double glazing
- Easily maintained garden ground
- Integral garage
- Off-road parking



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Situated within a sought-after residential area, this modern two-bedroom detached bungalow presents an exceptional opportunity for those seeking refined single-level living. Immaculately maintained and thoughtfully updated, the property offers comfortable, well-proportioned accommodation that exudes a welcoming sense of style and ease. Upon entry, you are greeted by a bright and inviting hallway that leads seamlessly to the heart of the home - a spacious lounge with a newly double glazed bay window to the front and a splendid contemporary kitchen, fitted with sleek cabinetry and quality appliances, ideal for both everyday meals and entertaining. Two generously sized bedrooms offer peaceful sanctuaries, complemented by a well-appointed shower room finished with elegant fixtures. Enhanced by gas central heating and full double glazing, this home ensures year-round comfort and energy efficiency. Practicality is further emphasised by the integral garage, providing secure storage and direct internal access, while off-road parking adds further convenience for residents and guests alike.



The property is set within its own private, easily maintained garden grounds, offering a harmonious blend of greenery and functionality. The frontage is attractively laid to lawn, bordered by mature shrubs for a splash of colour, while a monobloc driveway leads to the integral garage. The garage is equipped with power, light, and a practical sink unit with plumbing for an automatic washing machine, making it an ideal space for laundry or hobbies. The gas central heating boiler is also conveniently located here. To the rear, the enclosed garden offers a blank canvas, inviting the next owner to create a personalised outdoor space – whether that be a landscaped retreat, a vibrant flower garden, or a tranquil seating area. This versatile space promises endless possibilities for alfresco enjoyment, family gatherings, or simply unwinding in the fresh air. Combining modern living with low-maintenance outdoor areas, this exceptional bungalow is perfectly suited to those seeking comfort, style, and convenience in a prime residential setting.

Hallway

The property is accessed by way of a hardwood storm door with a side panel. Vinyl flooring and a CH radiator.

Lounge

15' 5" x 10' 10" (4.70m x 3.29m)

A spacious lounge with a newly fitted bay window to the front. Vinyl flooring, a wall-mounted TV point and a CH radiator.

Kitchen/Diner

12' 5" x 8' 9" (3.79m x 2.67m)

The kitchen has been fitted with a full range of contemporary floor and wall-mounted units with ample granite-style worktops incorporating a stainless steel sink with a mixer tap. The kitchen includes a Neff ceramic hob, an extractor hood, a built-in Zanussi double oven, an integrated dishwasher, and a fridge-freezer. A breakfast bar, vinyl flooring and a CH radiator.



Shower Room

6' 7" x 5' 7" (2.00m x 1.70m)

The shower room is fitted with a WHB, WC and a large vinyl-panelled shower cubicle with a mains shower. Vinyl flooring and a heated towel rail.

Bedroom 1

10' 10" x 12' 6" (3.30m x 3.80m)

A bedroom to the rear with built-in wardrobes a wall-mounted TV point and a CH radiator.

Bedroom 2

10' 10" x 10' 2" (3.30m x 3.10m)

A further bedroom to the rear with a CH radiator.

Garden

The property is set within its own area of easily maintained garden ground. The front has been predominantly laid out to lawn with a mature shrub border. There is a monobloc driveway leading to the integral garage. The enclosed rear garden is a blank canvas, allowing the next owner to landscape it to their taste.

GARAGE

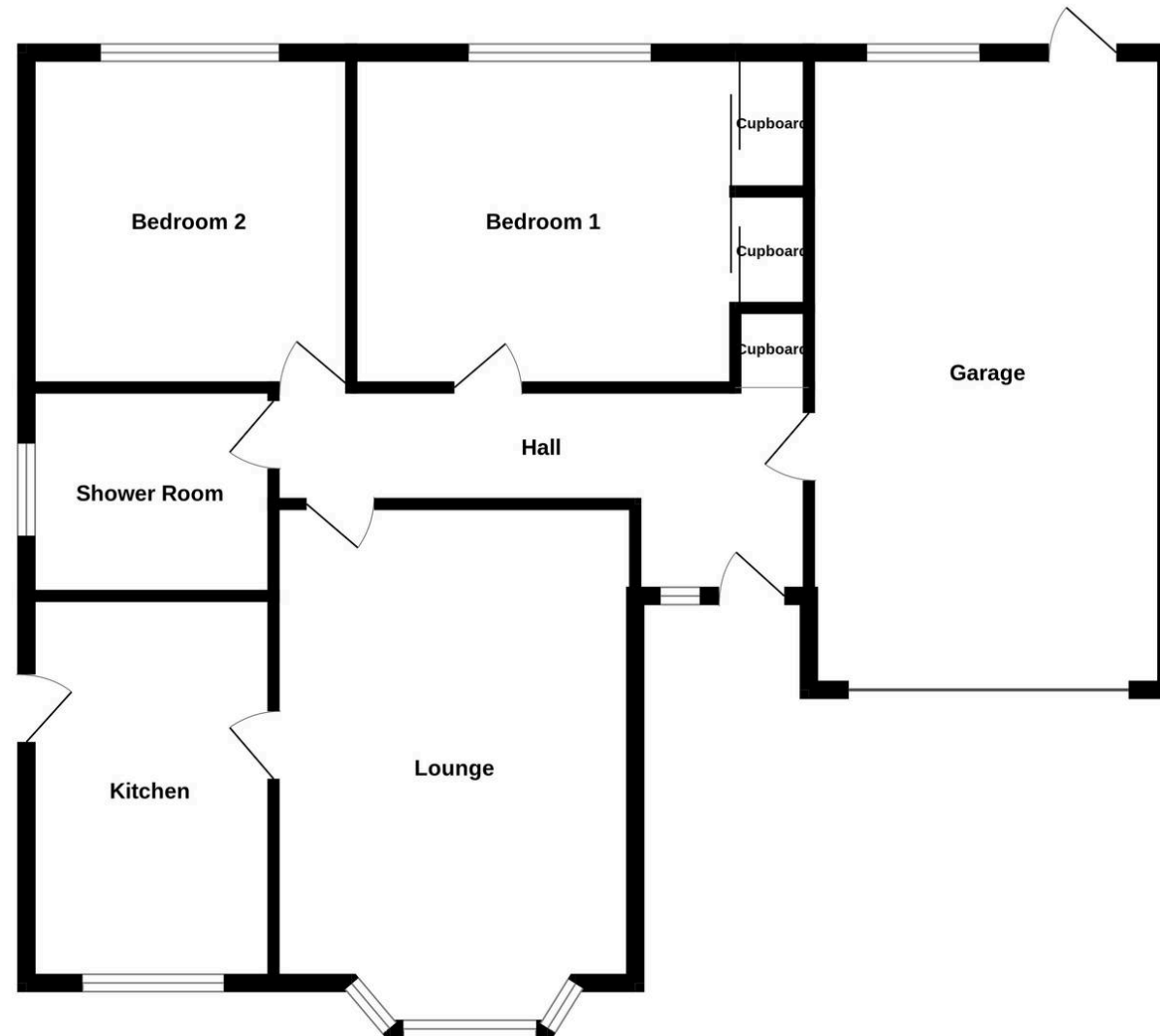
Single Garage

An integral garage with power, light and a sink unit with plumbing for an automatic washing machine. The gas central heating boiler is located in the garage (serviced in June 2026).

DRIVEWAY



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.