



5 Kirkland Court, Kirkcolm

Stranraer, DG9 0NS

PRICE: Offers Over £125,000 are invited

5 Kirkland Court

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: D

EPC Energy Efficiency Rating: E

- Semi detached bungalow
- Gas fired central heating
- Off road parking
- Detached garage
- Enclosed garden grounds
- Fully double glazed
- Well sought after location

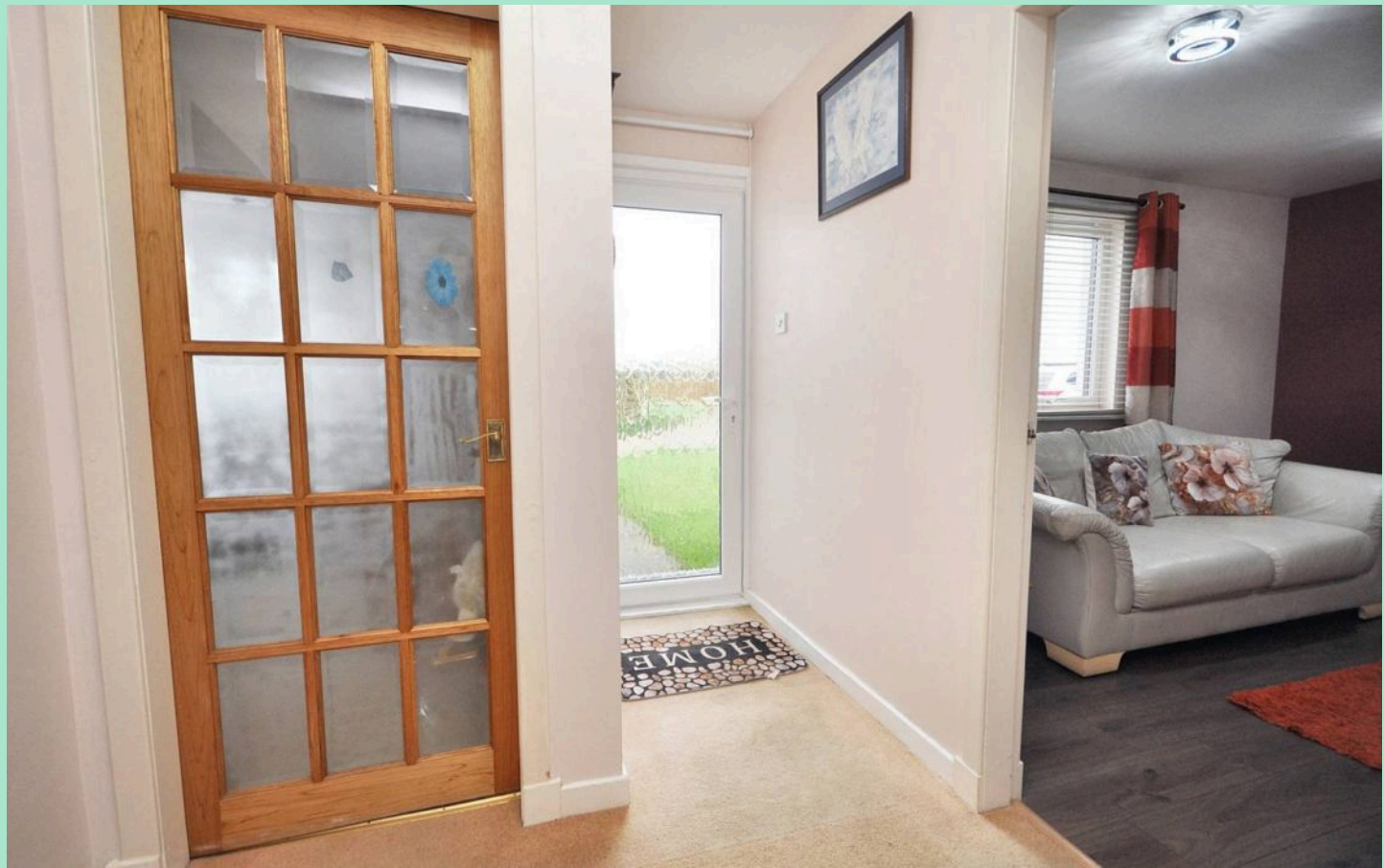


5 Kirkland Court

Kirkcolm, Stranraer

Positioned in a well sought after location, this charming 2-bedroom semi-detached bungalow offers a warm welcome with its gas-fired central heating and fully double-glazed windows. Boasting practicality with off-road parking, a detached garage, and enclosed garden grounds, this property is ideal for those seeking comfort and convenience in their home. The interior features a seamless flow, providing a sense of spaciousness and tranquillity.

The rear presents a fully enclosed garden designed for easy maintenance, complete with timber boundary fencing, a paved patio over a gravel border, and convenient access to the detached garage and LPG gas for central heating. At the front, a paved driveway accommodates ample off-road parking for multiple vehicles, leading to the detached garage. This property harmoniously blends functionality with a touch of outdoor serenity, creating a perfect retreat for the discerning buyer.



Hallway

Front entrance via double glazed UPVC door into hallway providing access to full living accommodation. Generous built in storage as well as loft hatch access.

Lounge

23' 4" x 14' 2" (7.12m x 4.31m)

To the front of property, a bright and spacious lounge with open plan access into rear dining kitchen with large double glazed window to front as well as feature electric fire.

Dining Kitchen

23' 4" x 14' 2" (7.12m x 4.31m)

Towards rear of property, an open plan dining kitchen accessed from front lounge, fully fitted with both floor and wall mounted units. Comprising of integrated electric fan oven and induction hob with fitted extractor. Integrated stainless steel sink and drainer with mixer tap, integrated dish washer, and under counter fridge. Double glazed window to the rear as well UPVC door giving rear access to garden grounds.

Bedroom

12' 1" x 9' 2" (3.69m x 2.79m)

To front of property, a bright and well proportioned bedroom with double glazed window to front as well as generous built in storage.

Bathroom

9' 9" x 5' 11" (2.98m x 1.81m)

Generous sized bathroom comprising of walk in shower cubicle as well as separate bath with splash panel boarding. Stand alone WHB as well as toilet with fitted skylight to allow for natural light.



Bedroom

10' 9" x 8' 3" (3.27m x 2.52m)

To the rear of the property, a spacious double bedroom with double glazed window providing a rear outlook as well as generous built in storage.

Garden

To the rear, a fully enclosed garden of easy maintenance comprising of timber boundary fencing, paved patio over gravel border as well as access to detached garage and LPG gas for central heating.

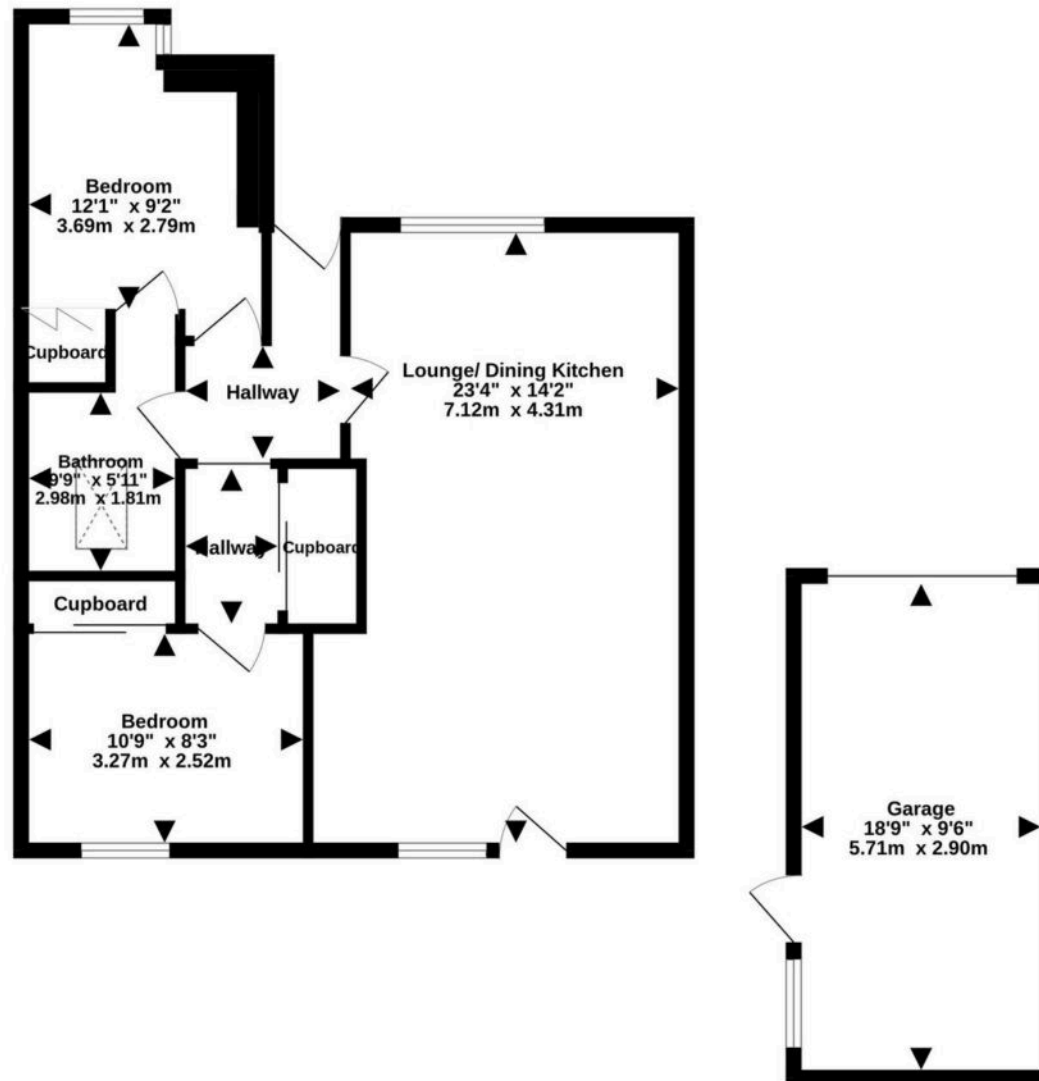
DRIVEWAY

2 Parking Spaces

Paved driveway to the front of property allowing for ample off road parking for multiple vehicles as well as front access into detached garage.



Ground Floor
817 sq.ft. (75.9 sq.m.) approx.



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.