



**6 Greyhill Road, Stoneykirk**

Stranraer, DG9 9DG

PRICE: Offers Over - £120,000 are invited.

Stoneykirk is a popular village situated approximately five miles south of Stranraer in the picturesque Rhins of Galloway. The village offers a peaceful rural setting while remaining conveniently located for access to a wide range of amenities within Stranraer, including supermarkets, healthcare services, leisure facilities and secondary schooling. The surrounding area is renowned for its scenic countryside and coastal beauty, with nearby attractions including the Mull of Galloway, Sandhead Bay and numerous walking, cycling and outdoor pursuits. Excellent road links provide easy access throughout Dumfries and Galloway, making Stoneykirk an attractive location for those seeking village living whilst retaining convenient access to larger towns and services.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

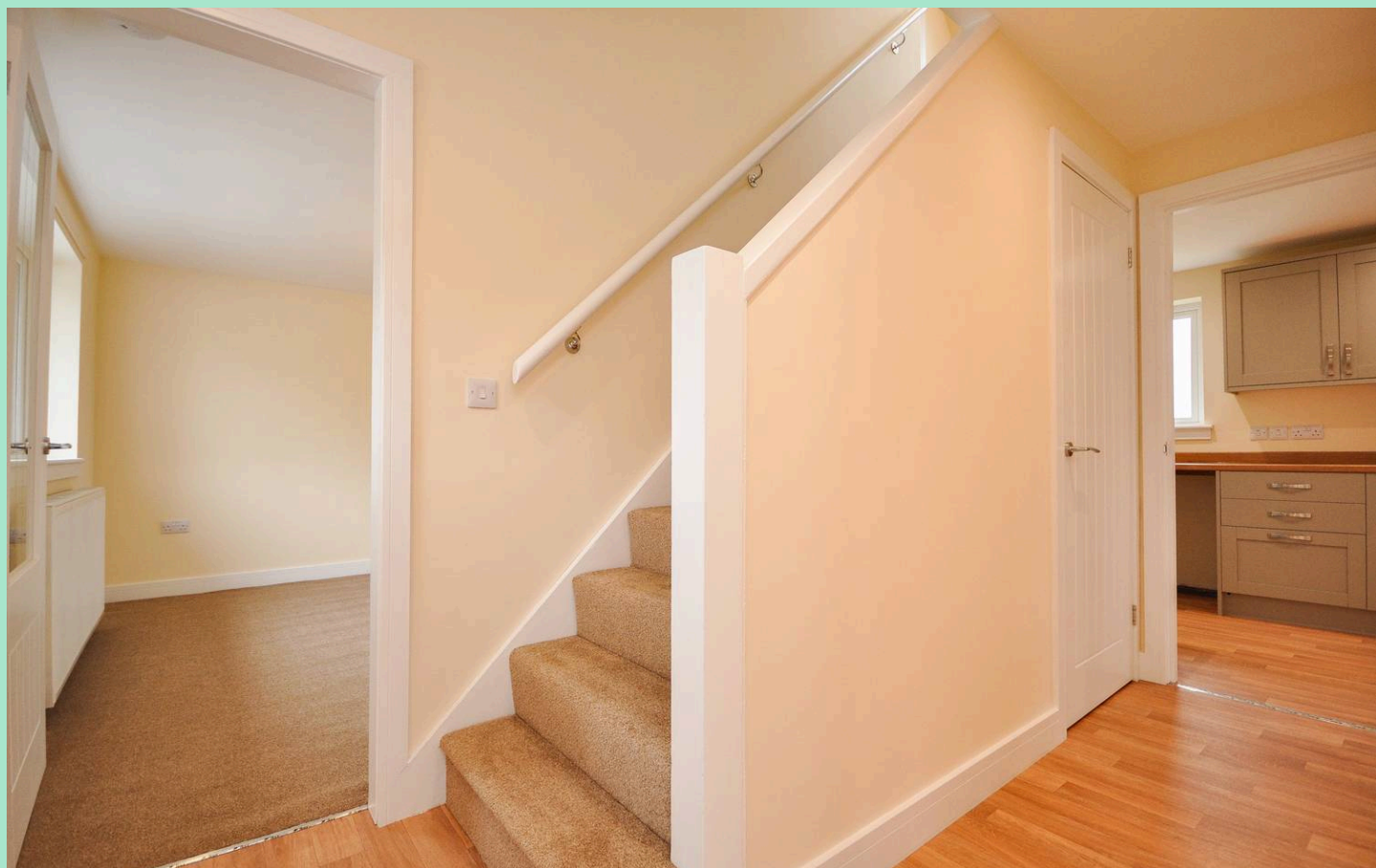
EPC Environmental Impact Rating:

- Fully renovated semi-detached two bedroom property
- Benefitting from an air source heat pump & solar panels for additional energy efficiency benefits
- Spacious lounge/ dining area
- Modern fitted kitchen
- Contemporary family bathroom
- Large enclosed rear garden
- Off street parking
- Countryside views to the rear
- Ideal first time purchase or buy-to-let investment



Occupying a generous plot within the popular village of Stoneykirk, this well-presented two-bedroom semi-detached ex-local authority property offers spacious accommodation, excellent outdoor space and the benefit of recently installed energy-efficient air source heating. The accommodation is entered via a welcoming hallway with staircase to the upper floor. The bright and spacious lounge/dining room provides ample space for both everyday living and dining, with large windows ensuring an abundance of natural light throughout. The layout offers flexibility for modern family living while enjoying pleasant views over the surrounding area. The modern fitted kitchen is equipped with a range of contemporary wall and floor mounted units complemented by generous worktop space and integrated cooking appliances. A door provides direct access to the rear garden, making the space practical for day-to-day use. A modern family bathroom completes the accommodation and is fitted with a white suite comprising bath with shower over, wash hand basin and WC. On the first floor, the property offers two well-proportioned double bedrooms, both finished in neutral décor and benefiting from excellent natural light.

Externally, the property enjoys extensive outdoor space. To the front is a large enclosed area providing ample off-street parking together with access to a detached garage. The rear garden has been designed for ease of maintenance and comprises a lawned area, patio and gravelled sections. A substantial concrete base provides an ideal space for the erection of a garden shed, greenhouse or similar outdoor structure. The garden enjoys open countryside aspects and offers an excellent space for children and pets. Further benefits include double glazing, solar panels and a recently installed air source heat pump heating system, enhancing the property's energy efficiency and reducing running costs.



### Hallway

A welcoming entrance hall provides access to the principal ground floor accommodation and features a staircase rising to the first floor. Finished in neutral tones, the hall offers a bright first impression of the property and includes useful under stair storage together with access to the kitchen and living accommodation beyond.

### Lounge

19' 1" x 11' 6" (5.81m x 3.51m)

A generously proportioned and versatile reception room offering ample space for both living and dining furniture. The room enjoys a bright and airy feel, enhanced by dual aspect windows overlooking the front & rear garden grounds allowing an abundance of natural light to flood the space. Neutral décor and contemporary floor coverings create a blank canvas for prospective purchasers, while the open-plan layout provides flexibility.

### Kitchen

16' 2" x 9' 7" (4.92m x 2.93m)

A stylish and well-appointed galley-style kitchen fitted with a modern range of shaker-style wall and floor units complemented by contrasting work surfaces and contemporary flooring. The room benefits from ample storage and preparation space, together with an integrated electric oven, hob and extractor. A large window to the rear provides excellent natural light and pleasant open views, while recessed ceiling spotlights add a modern finishing touch. A partially glazed external door offers direct access to the rear garden. The layout has been thoughtfully designed to maximise workspace and storage, making it ideal for everyday use.



### **Bathroom**

6' 4" x 5' 7" (1.92m x 1.70m)

A contemporary family bathroom fitted with a modern white three-piece suite comprising WC, wash hand basin set within a stylish vanity unit and panelled bath with mains shower and glazed screen. Finished with attractive wall panelling and complementary flooring, the room offers a clean and low-maintenance environment. An opaque window provides natural light while maintaining privacy, and the vanity storage unit offers practical everyday storage. The bathroom has been thoughtfully modernised to create a bright and functional space suitable for modern family living.

### **Bedroom**

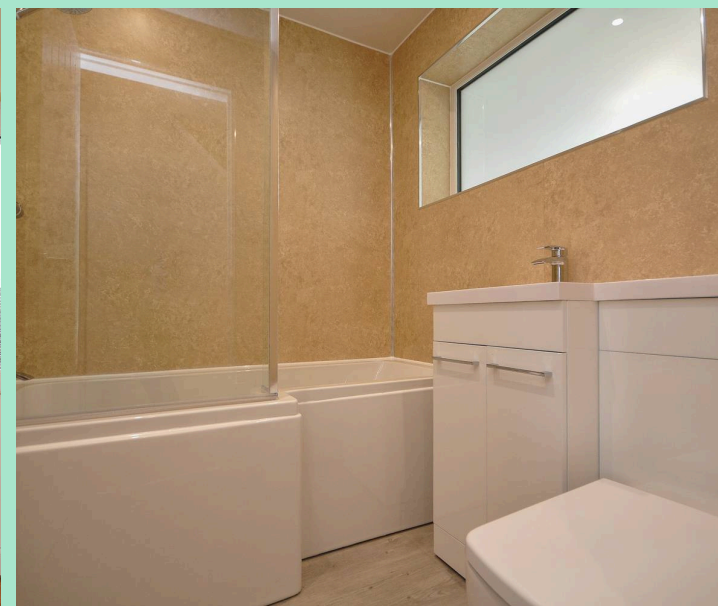
13' 0" x 10' 5" (3.97m x 3.17m)

A well-proportioned double bedroom offering comfortable accommodation and finished in neutral tones throughout. The room benefits from a large window providing excellent natural light and a pleasant outlook, while the generous floor space allows ample room for a double bed and a range of freestanding bedroom furniture. The neutral décor provides a blank canvas for purchasers to personalise to their own taste, making this an attractive principal bedroom within the property.

### **Bedroom**

13' 1" x 9' 7" (3.98m x 2.91m)

A well-proportioned and versatile double bedroom presented in neutral tones and benefiting from a large window providing excellent natural light. Offering ample space for freestanding bedroom furniture, the room is equally suited as a guest bedroom, children's room or home office. A useful built-in storage cupboard enhances practicality as well as convenient loft access which is provided via a ceiling hatch, making this a comfortable and functional room suited to a variety of requirements.



### **Garage**

18' 4" x 7' 9" (5.58m x 2.36m)

A generous sized garage with mains power benefitting from rear access via a double glazed UPVC storm door and double glazed rear window as well as an up and over front door.

### **Rear Garden**

The property benefits from an enclosed rear garden comprising a lawned area, patio and gravelled sections. The garden is bounded by stone walls and timber fencing and offers a secure outdoor space suitable for children and pets. There is ample space for outdoor seating, with open views across the surrounding countryside. The garden is designed for ease of maintenance and is directly accessible from the property. A substantial concrete base is also provided, offering a potential for the installation of a garden shed, greenhouse or other outdoor structure.

### **Driveway**

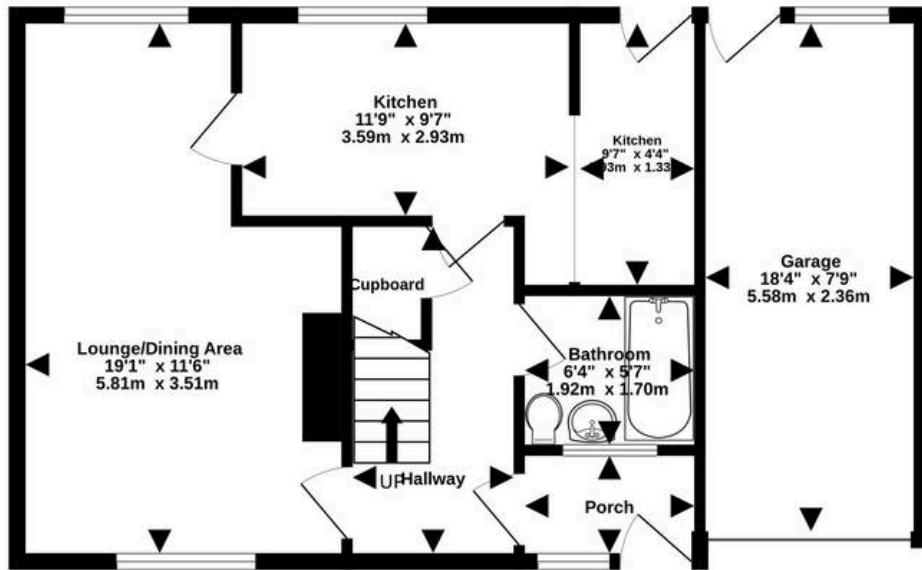
2 Parking Spaces

The property benefits from off-street parking to the front, comprising a substantial concrete hardstanding and additional gravelled parking area. The enclosed frontage provides space for multiple vehicles and is easily accessed from the roadside.

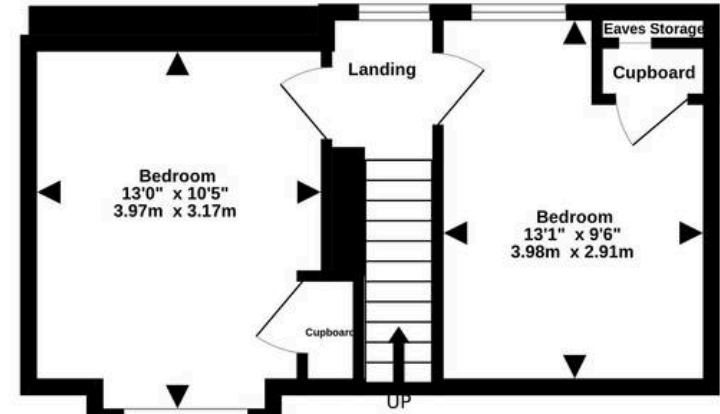




Ground Floor  
589 sq.ft. (54.8 sq.m.) approx.



1st Floor  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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