



8 Maitland Terrace, Kildrochat

Stranraer, DG9 9EX

Offers Over £150,000 are invited

8 Maitland Terrace

Kildrochat, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schools are all located within Stranraer. Kildrochat is situated within easy reach of superb sandy beaches on the shores of Luce Bay, excellent local golf courses and woodland walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A semi-detached bungalow with pleasant views over farmland
- Located only a short drive from Stranraer
- In excellent condition throughout
- Modern, contemporary kitchen
- Well-appointed shower room
- Oil central heating and uPVC double glazing
- Easily maintained garden ground
- Brick-built garage
- Ample off-road parking



8 Maitland Terrace

Kildrochat, Stranraer

Located within a tranquil rural setting and enjoying captivating views across open farmland, this superb three-bedroom, semi-detached bungalow presents an exceptional opportunity for those seeking country living with modern comforts. Situated just a short drive from Stranraer, the property is impeccably presented throughout, offering a blend of style and practicality. Step inside to discover a welcoming entrance hall leading to a spacious lounge, where natural light pours in through sliding patio doors that frame the picturesque landscape beyond. The contemporary kitchen is thoughtfully designed with sleek cabinetry, integrated appliances and solid oak work surfaces. Each of the three bedrooms is generously proportioned, with master benefiting from an en-suite WC and the second bedroom benefiting from an en-suite shower. The well-appointed shower room features a modern finish and wet room flooring. The property also benefits from oil-fired central heating and uPVC double glazing.

The outside space has been landscaped to provide ease of maintenance. A brick-built garage offers secure storage and parking, while the extensive driveway provides ample off-road parking for multiple vehicles, accommodating family and visitors alike.



Porch

The property is accessed by way of a composite storm door. Glazed interior door to the hallway.

Hallway

The hallway provides access to almost all of the accommodation. Built-in storage cupboards and a CH radiator.

Lounge

A spacious main lounge with pleasant farmland views. There is an ornate fire surround housing an electric fire. Built-in book shelves, CH radiator and a TV point.

Dining Room

A further reception room to the rear with a CH radiator.

Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with solid oak worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for a slimline dishwasher.

Shower room

The vinyl-panelled shower room is fitted with a WHB, WC and a wet room shower with a waist height shower screen. Heated towel rail.

Bedroom 1

A bedroom to the front with an en-suite WC. CH radiator.

Bedroom 2

A bedroom to the rear with an en-suite shower, a built-in double wardrobe, a TV point and a CH radiator.

Bedroom 3

A further bedroom to the rear with a CH radiator.



Utility/Boiler Room

A utility/boiler room with power, light, Belfast sink, drying rack and an automatic washing machine (included in the sale). The oil-fired central heating boiler is located here.

Garden

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to gravel with flower and shrub borders. The enclosed rear garden is laid out in a combination of gravel, a monobloc patio and mature shrub borders. To the rear of the garage there is a lean to garden shed/workshop with power & light which is currently used as a laundry room. Also included in the sale is the dog kennel and a further garden shed.

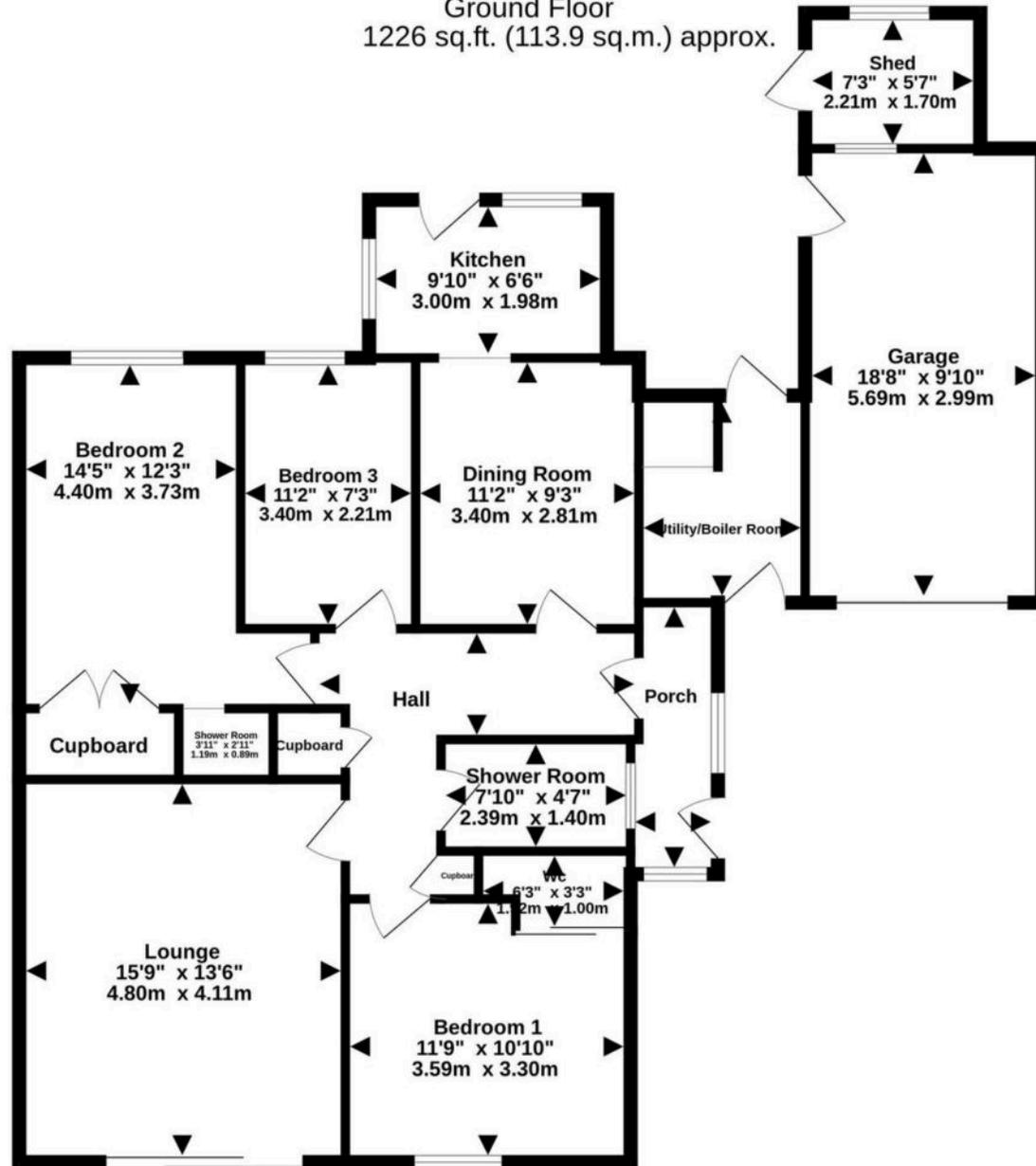
GARAGE

Single Garage

There is a generous concrete driveway leading to the brick-built garage. The garage has a roller door to the front, side service door, power and light.



Ground Floor
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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.