



8 Palmer Drive, Stranraer

DG9 8HG

PRICE: Offers Over £230,000 are invited

# 8 Palmer Drive

Stranraer

Local amenities include a general store and access to the Loch Ryan shore while all major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex. There is also a town centre transport service available from closeby.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Detached bungalow, situated in a most popular residential area
- Easy access to Primary & Secondary schooling
- Located on a short walk from the shores of Loch Ryan
- Well-proportioned family accommodation over one level
- The addition of a conservatory to the rear
- Spacious 'dining' kitchen
- Well-appointed shower room
- Gas central heating & uPVC double glazing
- Easily maintained garden ground
- Ample off-road parking



## 8 Palmer Drive

Stranraer

This well-presented three-bedroom detached bungalow offers refined, single-level living in one of the area's sought-after residential locations. Just a short stroll from the shores of Loch Ryan, the property provides easy access to both primary and secondary schooling, making it an ideal choice for families. The well-proportioned accommodation is thoughtfully arranged, featuring a welcoming entrance hall that leads to a spacious dining kitchen, perfect for entertaining or enjoying family meals. A highlight of the home is the conservatory to the rear, seamlessly blending indoor and outdoor living while flooding the space with natural light. The comfortable lounge offers a relaxing retreat, while three bedrooms provide ample space for rest and privacy. The well-appointed shower room is finished to a high standard, and practical features such as gas central heating and uPVC double glazing ensure year-round comfort.



Set amidst its own mature garden grounds. The front garden is attractively laid to lawn with flower borders and is enclosed within a low-level wall, creating a welcoming approach. A monobloc driveway leads to the integral garage and also provides ample off-road parking for up to two vehicles. The south-facing rear garden boasts a paved patio ideal for al-fresco dining, a further expanse of lawn, and well-stocked shrub borders. Additional features include a wooden garden shed and a greenhouse, perfect for the gardening enthusiast or those seeking extra storage.

#### **Hallway**

The entrance porch is accessed by way of a uPVC storm door. There is a glazed interior door leading to the hallway. CH radiator.

#### **Lounge**

A spacious main lounge to the front featuring a Tudor stone fireplace housing a gas fire. CH radiator and a TV point.

#### **Dining Room**

A further reception room to the rear ideally suited as a dining room or an additional sitting room. CH radiator and a TV point.

#### **'Dining' Kitchen**

The kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for a dishwasher. Recessed lighting, laminate flooring and a CH radiator.

#### **Conservatory**

A conservatory to the rear overlooking the garden ground. French doors leading to the garden, ceiling blinds and a CH radiator.

#### **Utility Room**

A useful utility room fitted with shelving and plumbing for an automatic washing machine.



### **Shower Room**

The fully tiled shower room is fitted with a WHB, WC and a corner shower cubicle housing an electric shower. Heated towel rail.

### **Bedroom 1**

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

### **Bedroom 2**

A bedroom to the rear with a CH radiator.

### **Bedroom 3**

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

### **Garden**

The property is set amidst its own area of mature garden ground. The front has been laid out to lawn with flower borders and is set within a low-level wall. There is a monobloc driveway for off-road parking. The south-facing rear garden is composed of a paved patio, further lawn and shrub borders. There is a wooden garden shed and a greenhouse.

### **GARAGE**

Single Garage

An integral garage with an up & over door to the front and a service door leading to the rear porch. Power and light.

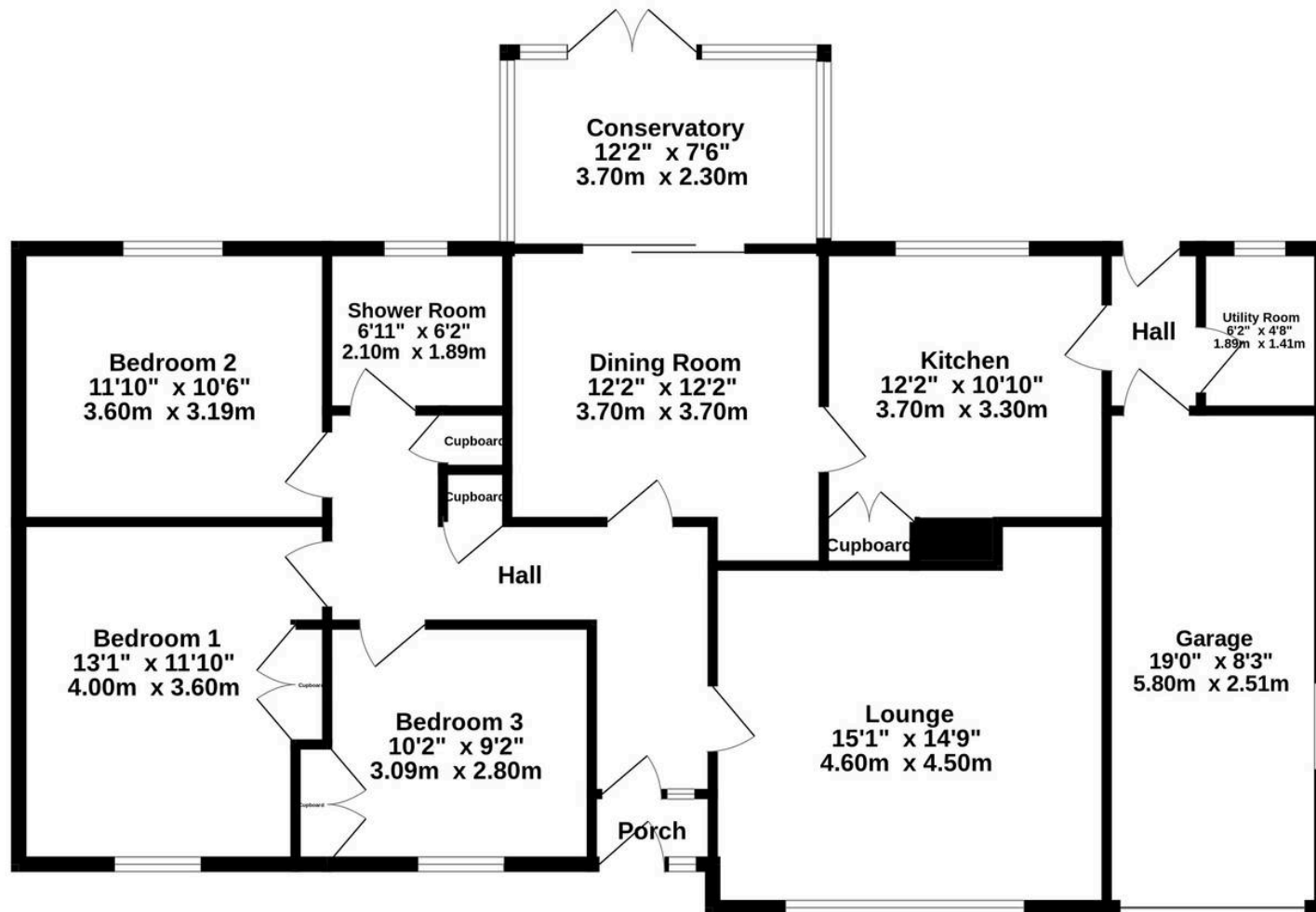
### **DRIVEWAY**

2 Parking Spaces

A monobloc driveway providing off-road parking for up to 2 vehicles.



Ground Floor  
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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.





## South West Property Centre Ltd

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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.