



Braefoot Bridge of Aldouran, Lleswlt

Stranraer DG9 0LW

Offers Over £145,000 are invited

Braefoot Bridge Of Aldouran

Leswalt, Stranraer

Local amenities include primary schooling and a village shop, while amenities within easy reach include Wig Bay Sailing Club, Creachmore 18-hole golf course and Soleburn garden centre. All major amenities are to be found in the town of Stranraer, some 3 miles distant, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A detached bungalow
- Popular village location
- Open views over farmland to the rear
- Comfortable accommodation over one level
- Bright lounge to the front
- Well-appointed shower room
- Spacious kitchen/diner
- New fascias and gutters
- Easily maintained garden ground
- Detached garage and off-road parking



Braefoot Bridge Of Aldouran

Leswalt, Stranraer

Located within a sought-after village setting, this charming two-bedroom detached bungalow offers an exceptional blend of comfort and practicality, all on a single, easily accessible level. The property welcomes you with a bright and inviting lounge to the front, perfect for relaxing or entertaining guests. The spacious kitchen/diner is thoughtfully designed to accommodate both culinary pursuits and family gatherings, while the well-appointed shower room combines modern finishes with everyday convenience. Each room enjoys a sense of light and space, creating a warm and welcoming atmosphere throughout. The bungalow's layout is both functional and inviting, with well-proportioned accommodation that suits a variety of lifestyles. With open views over rolling farmland to the rear, this home truly embraces its tranquil rural surroundings, offering peace and privacy while remaining within easy reach of village amenities.



The outdoor space is equally impressive, with the property set amidst its own easily maintained garden grounds. The front garden is laid to lawn, framed by colourful flower borders and enclosed within a charming low-level picket fence, enhancing the property's kerb appeal. A driveway to the side provides ample off-road parking and leads to the detached garage, which benefits from a new roof, up and over door, and a convenient side service door. To the rear, the garden is thoughtfully landscaped with a paved patio, timber decking, and a gravel border, creating an ideal setting for alfresco dining or simply enjoying the peaceful countryside views. The delightful wooden summerhouse, also boasting a new roof, is included in the sale and provides a perfect retreat for relaxation or hobbies. With its combination of practical features, low-maintenance grounds, and scenic outlook, this property represents a rare opportunity to enjoy village living at its finest.

Hallway

The property is accessed by way of a uPVC storm door with a double-glazed side panel. Two storage cupboards and a CH radiator.

Lounge

A bright lounge to the front featuring a fire surround with an electric fire. TV point and a CH radiator.

Kitchen/Diner

The kitchen is fitted with a range of floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan-neck mixer tap. There is a ceramic hob, an extractor hood, a built-in oven and plumbing for an automatic washing machine. Wall-mounted TV point and a CH radiator.



GARDEN

The property is set amidst its own area of easily maintained garden ground. The front is laid to lawn with colourful flower borders set within a low-level picket fence. There is a driveway to the side, leading to the detached garage. The rear garden is comprised of a paved patio, timber decking and a gravel border. From the rear garden there are delightful views over open farmland. The wooden summerhouse is included in the sale, the summerhouse has had a new roof fitted.

Garage

Single Garage

A detached garage to the rear with an up & over door to the front and a side service door. The garage has had a new roof fitted.

Shower Room

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

Bedroom 1

A bedroom to the front with a built-in wardrobe, a CH radiator and a wall-mounted TV point.

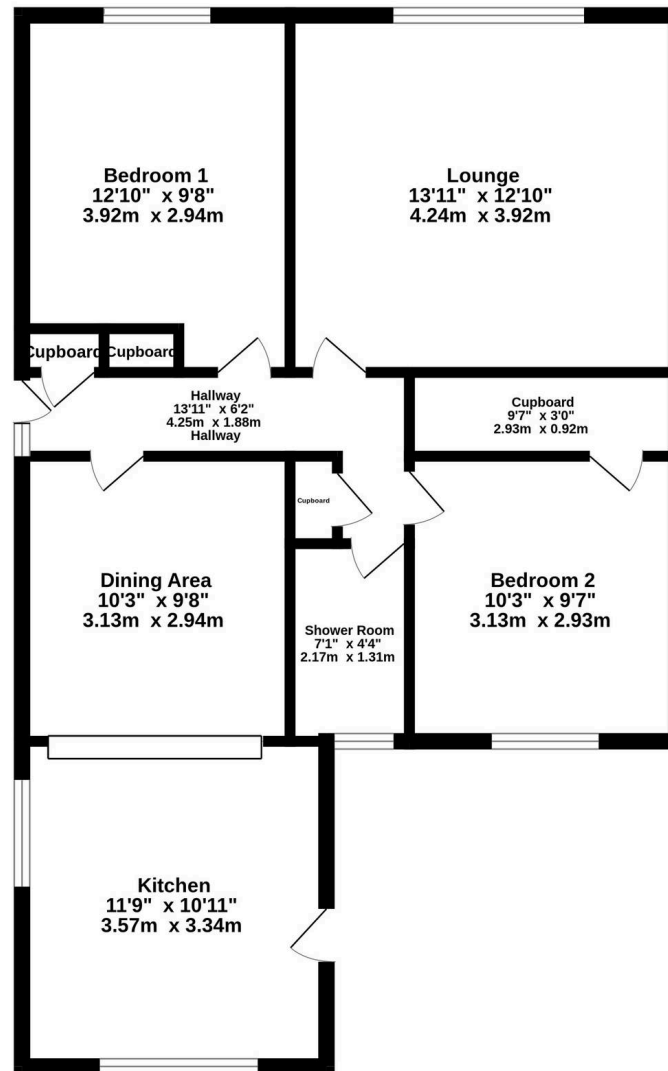
Bedroom 2

A bedroom to the rear with a built-in wardrobe, a CH radiator and a TV point.





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.



South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.