

SWPC
south west property centre

Craobhan, Dunragit

Stranraer DG9 8PH

Offers Over: £225,000 are invited

Craobhan

Dunragit, Stranraer

The village of Dunragit is located approximately five miles from the town of Stranraer and has access to some lovely countryside, including woodland walks and the shores of Luce Bay. There is an excellent 18-hole golf course close by. All major amenities are to be found in Stranraer and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- A traditionally constructed detached bungalow
- Spacious family accommodation over one level
- Delightful views to the front over Dunragit House
- Well-proportioned lounge/dining room
- Dark oak kitchen and a spacious family bathroom
- New internal panel doors
- New air source heating with solar panels
- Modern uPVC double glazing
- Generous area of mature garden ground extending to approximately 3/4 of an acre
- Detached garage and off-road parking for multiple vehicles



Set in a desirable location with delightful views over Dunragit House, this traditionally constructed three-bedroom detached bungalow offers spacious family accommodation all on one level, blending classic charm with modern enhancements. From the moment you step inside, the property impresses with its well-proportioned lounge and dining room, providing an inviting space for both relaxation and entertaining. The dark oak kitchen exudes a sense of warmth and refinement and is complemented by a spacious family bathroom. Recent upgrades, including new internal panel doors, modern uPVC double glazing, and an advanced air source heating system with solar panels, ensure a highly efficient and contemporary living environment. Each room is filled with natural light, highlighting the bungalow's generous proportions and flexible layout, making it an ideal home for families or those seeking convenient single-level living.

Craobhan enjoys a truly enviable setting amidst its own extensive mature garden grounds. To the front, a terraced lawn is bordered by vibrant shrubs and flowers, creating a charming introduction to the property. A sweeping driveway leads to the front of the house, offering ample off-road parking for multiple vehicles and access to the detached garage, which is equipped with an up and over door, side service door, power and light. The sheltered rear garden is a haven of tranquillity, featuring additional lawns, a productive vegetable plot and a variety of established shrubs and trees. For those who enjoy outdoor living, a greenhouse and a summerhouse with a timber deck are included in the sale, providing perfect spots for relaxation or gardening pursuits. Altogether, this exceptional outside space offers privacy, versatility, and a picturesque backdrop, making Craobhan a truly special place to call home.



Lounge
A spacious main lounge to the front with delightful views over the garden, with Dunragit House beyond. The central feature is a Fyfe Stone fireplace housing an open fire. Laminate flooring, CH radiator, wall lights and a TV point.

Dining Room
The dining room is laid out in an open-plan basis with the lounge. Laminate flooring wall lights and a CH radiator.

KItchen
The kitchen is fitted with a range of floor and wall-mounted units in dark oak with contrasting cream worktops, incorporating a stainless steel sink with a swan-neck mixer. There is an electric cooker point, plumbing for an automatic washing machine and plumbing for a dishwasher. There is a built-in cupboard housing the air source central heating boiler. Vertical CH radiator.

Bathroom
The spacious bathroom is fitted with a three-piece coloured suite comprising a WHB, WC and a bath. There is a separate shower cubicle with a mains shower. Tiled flooring and a CH radiator.

Bedroom 1
A master bedroom to the rear with fitted bedroom furniture, laminate flooring, wall lights and a CH radiator.

Bedroom 2
A double bedroom to the front with fitted bedroom furniture, laminate flooring, wall lights and a CH radiator.

Bedroom 3
A further bedroom to the front with built-in furniture, laminate flooring and a CH radiator.







GARDEN

Craobhan is set amidst its own generous area of mature garden ground extending to approximately 3/4 of an acre. The front has been laid out to a terraced lawn with shrub and flower borders. A sweeping driveway provides ample room for multi-vehicle parking. The sheltered rear garden comprises additional lawns, a vegetable plot, and mature shrubs and trees. There is a greenhouse and a summerhouse with a timber deck included in the sale.

DRIVEWAY







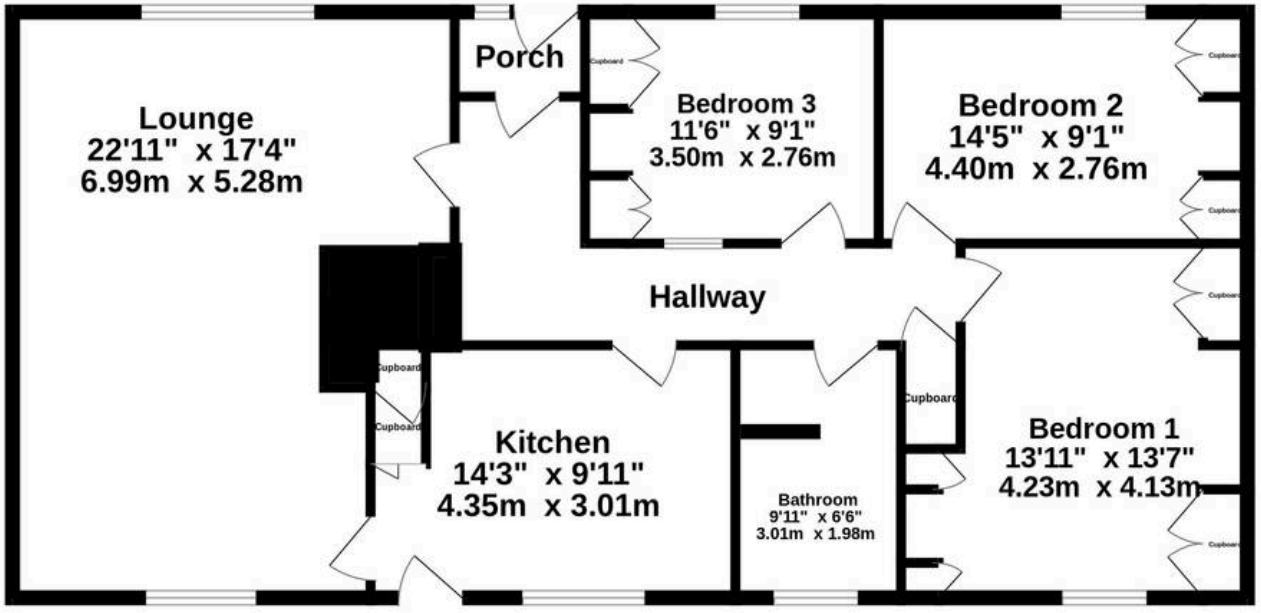


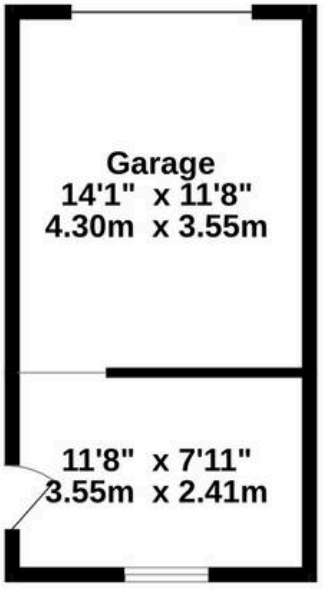






Ground Floor
1344 sq.ft. (124.9 sq.m.) approx.





TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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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The Property Ombudsman

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.