



**'Loreburn', 9 Palmer Drive**

Stranraer, DG9 8HG

PRICE: Offers over £230,000 are invited

# 9 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

Tenure: Freehold

- 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
- Delightful conservatory to the rear
- Gas central heating & double glazing
- Easily maintained garden ground
- Ample off-road parking



# 9 Palmer Drive

Stranraer, Stranraer

An opportunity has arisen to acquire a well-presented three-bedroom detached bungalow, perfectly positioned in a highly sought-after residential area. The property is ideally located within easy reach of both primary and secondary schooling and is just a short walk from the picturesque shores of Loch Ryan.

This inviting home offers well-proportioned family accommodation thoughtfully arranged over a single level, making it an ideal choice for growing families or those seeking the ease of bungalow living.

Of traditional construction under a tile roof, this well-maintained property benefits from a modern fitted kitchen, well-appointed bathroom, the addition of a conservatory to the rear, gas fired central heating and uPVC double glazing.

The property is set amidst its own generous area of easily maintained garden ground with the added benefit of off-road parking.



## Hallway

The property is accessed by way of a hardwood storm door with a glazed side panel. There is an interior door with a glazed side panel leading to the hallway. Built-in storage cupboards and a CH radiator.

## Lounge

A spacious main lounge to the front featuring a wooden fire surround with a marble hearth housing a living flame gas fire. TV point and CH radiator.

## Dining Room

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

## Conservatory

A conservatory overlooking the rear garden. French doors leading to the garden, tiled flooring and pine panelling.

## Kitchen

The kitchen is fitted with a range of shaker design floor and wall-mounted units with granite-style worktops incorporating an asterite sink with a mixer tap. There is a ceramic hob, a built-in oven and an under-counter fridge. Breakfast bar and CH radiator.

## Bathroom

The fully tiled bathroom is fitted with a WHB, WC and bath with a mixer tap/shower over. Heated towel rail and a CH radiator.



### **Bedroom 1**

A bedroom to the front with fitted wardrobes, wall light and a CH radiator.

### **Bedroom 2**

A bedroom to the rear with a CH radiator.

### **Bedroom 3**

A further bedroom to the front with built-in furniture, TV point, wall light and a CH radiator.

### **Garden**

The property is set amidst its own generous area of easily maintained garden ground. The front is laid out to gravel within a low-level wall. The enclosed rear garden is primarily laid out as a lawn, with small patios and a shrub border.

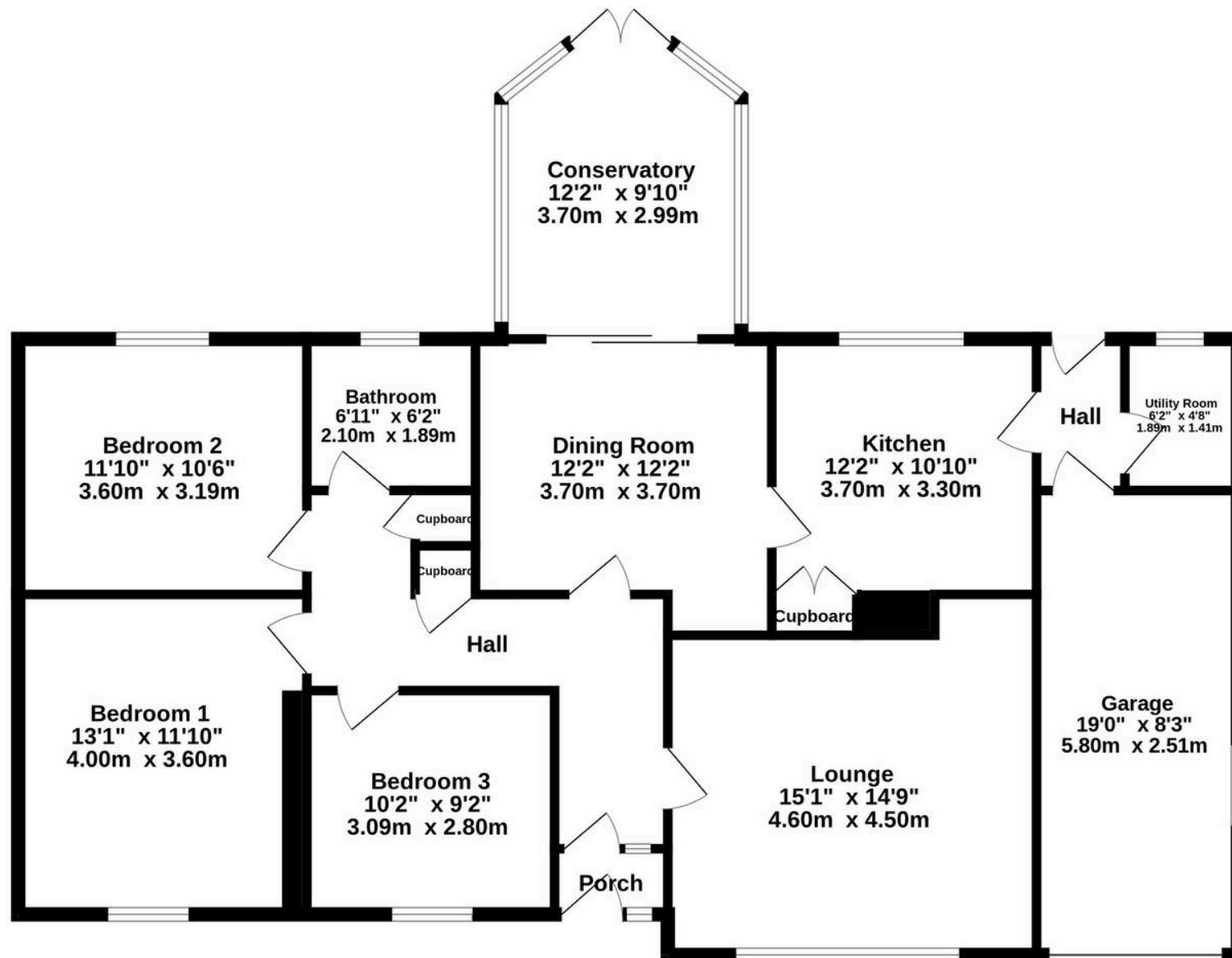
### **GARAGE**

Single Garage

There is a monobloc driveway leading to an integral garage with an electric roller door to the front.



Ground Floor  
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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.