



Several, Stair Drive,

Stranraer, DG9 8EY

Offers Over **£210,000**

Several, Stair Drive

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It is situated adjacent to another property of similar style within the terrace and has an outlook to the front over other private detached residences. The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling. It is also located a very short distance from the Loch Ryan shore.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A charming detached bungalow
- Within striking distance of most major amenities
- Only a short walk from the shores of Loch Ryan
- In excellent condition throughout, having undergone a recent programme of modernisation
- Well-appointed kitchen
- Newly installed luxury bathroom
- New internal oak finishings
- The addition of a wood-burning stove
- Well-maintained, landscaped garden ground
- Off-road parking



An opportunity has arisen to acquire a 3-bedroom detached bungalow, a truly charming abode located within striking distance of most major amenities, perfectly situated only a short walk from the shores of Loch Ryan.

Stepping inside, you'll be immediately struck by the impeccable condition of this home, which has recently undergone a comprehensive programme of modernisation.

Of traditional construction under a slate roof, the property benefits from a well-appointed 'dining' kitchen, recently installed luxury bathroom, new internal oak finishings, the use of oak flooring, the addition of a wood-burning stove and some new uPVC double glazing to the front.

Outside, the well-maintained, landscaped garden ground surrounds the property, providing a private area for outdoor enjoyment and entertaining. The convenience of off-road parking further enhances the appeal of this home.

The proximity to the shores of Loch Ryan and the easy access to major amenities ensure that daily necessities are within reach. The property also benefits from being only a short walk from Primary & Secondary schooling.

This home is a perfect blend of modern comfort and period charm.



Hallway

The property is accessed by way of a new uPVC storm door. Glazed interior door to the hallway, oak flooring and CH radiator.

Sitting Room/Bedroom 3

A sitting room with a bay window to the front featuring a recessed fireplace housing a wood-burning stove. Oak flooring, CH radiators and a TV point. This room could be used as a 3rd bedroom, if required.

Lounge

A most spacious main lounge with sliding patio doors leading to the rear garden. There is a wooden fire surround housing an electric fire. CH radiator and a TV point.

Sun Porch

A sun porch located off the kitchen, overlooking the rear garden. There are a range of fitted storage cupboards.

'Dining' Kitchen

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

Bathroom

The bathroom has recently been fitted with a white 3-piece suite comprising a WHB, WC and a freestanding bath. There is a separate shower cubicle with a mains shower. Vertical CH radiator.

Bedroom 1

A bedroom to the front with a bay window and a CH radiator.

Bedroom 2

A spacious bedroom to the rear with a CH radiator.



GARDEN

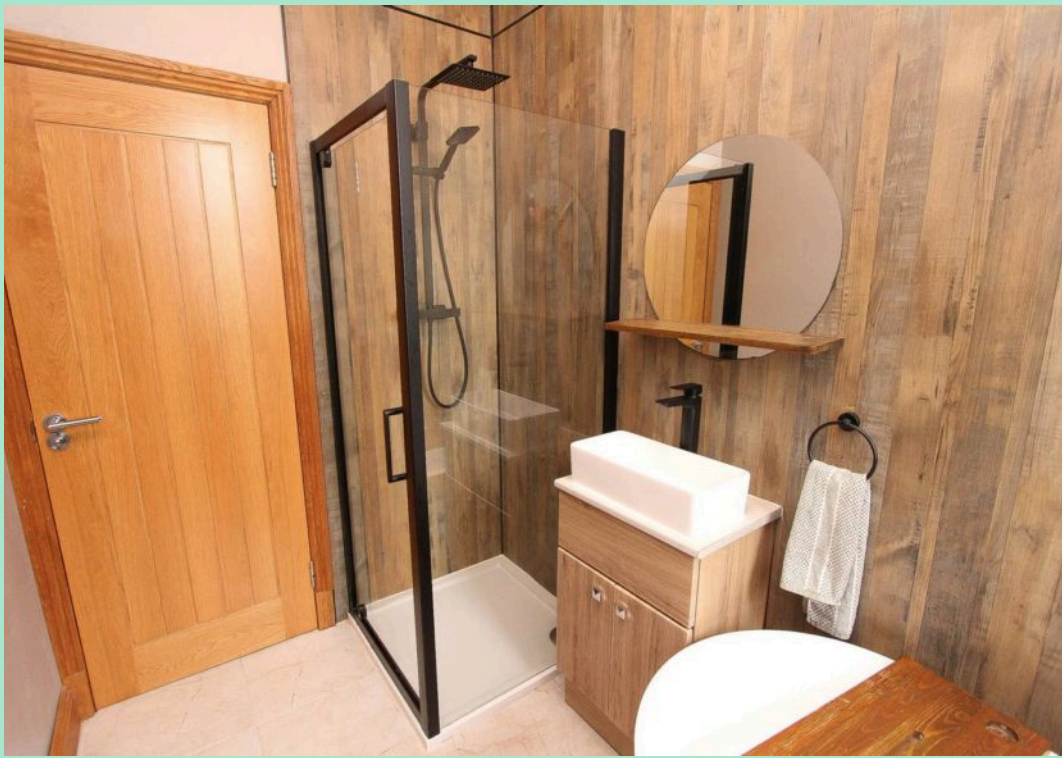
The property is set amidst its own area of well-maintained, landscaped garden grounds. The front is laid out in gravel with mature shrubs and is set within a low-level wall. There is a monbloc driveway to the side leading to the detached garage. The rear garden comprises an enclosed area laid out to lawn, porcelain patio, and a variety of raised flower borders. Additionally, there is a graveled area immediately off the back door, ideally suited for further off-road parking, if required.

GARAGE

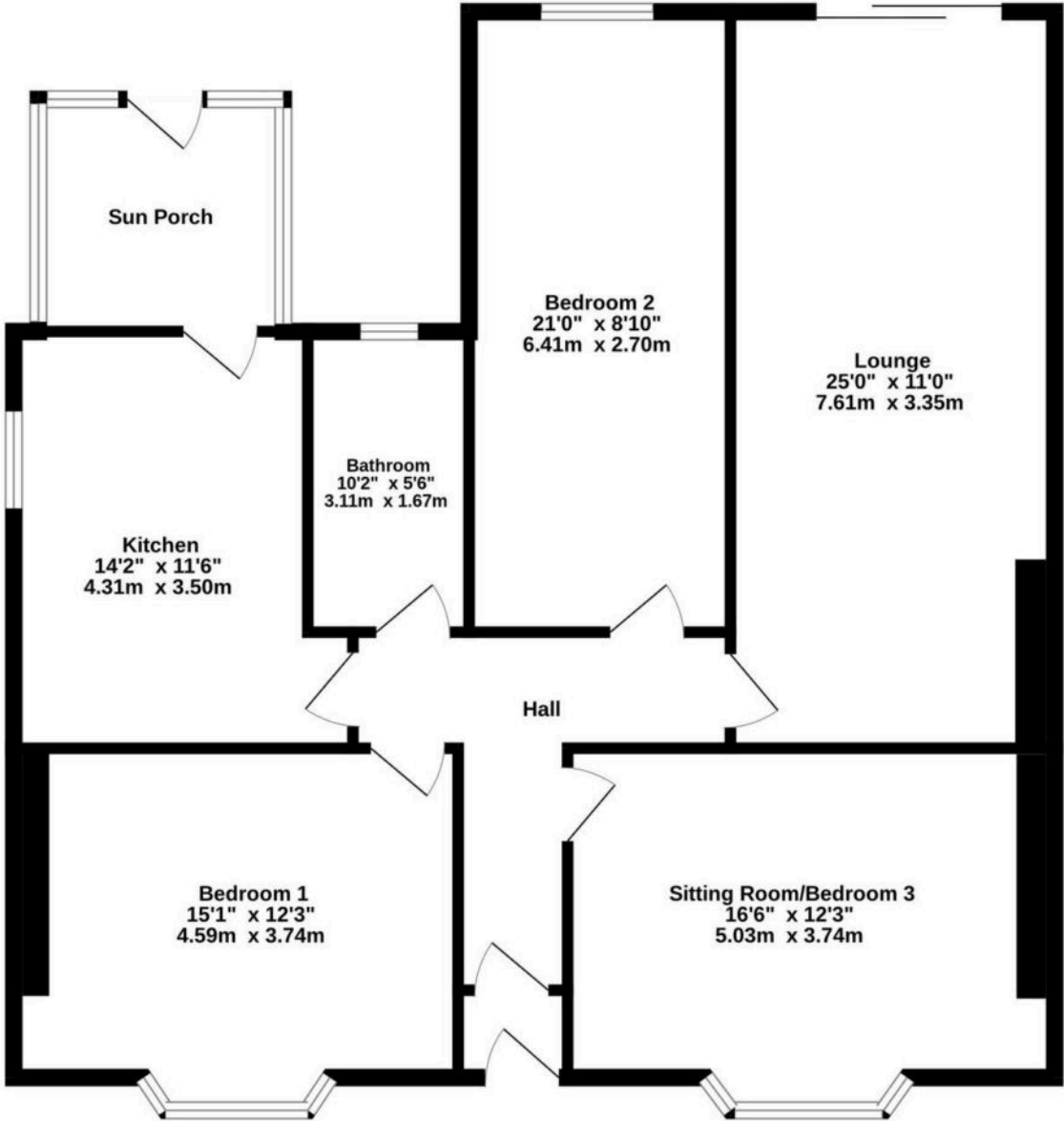
Single Garage

A detached garage with an up & over door to the front.





Ground Floor
1162 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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

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.