



'Shangani', Stoneykirk

Stranraer, DG9 9ED

PRICE: Offers Over £250,000 are invited.

Shangani

Stoneykirk, Stranraer

The property is situated some 8 miles from the town of Stranraer and approximately 4 miles equally from the ever-popular villages of Portpatrick and Sandhead, where local amenities will include general stores, post offices, primary schools, craft shops and an excellent range of hotels and restaurants. All major amenities are to be found in Stranraer itself and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A detached country bungalow
- Delightful views over the surrounding countryside
- Well-proportioned family accommodation over one level
- Master bedroom with an en-suite
- Air source heating with PV solar panels and uPVC double glazing
- In good condition with scope for some general modernisation
- Set within its own generous garden ground
- Ample off-road parking for multiple vehicles



Shangani

Stoneykirk, Stranraer

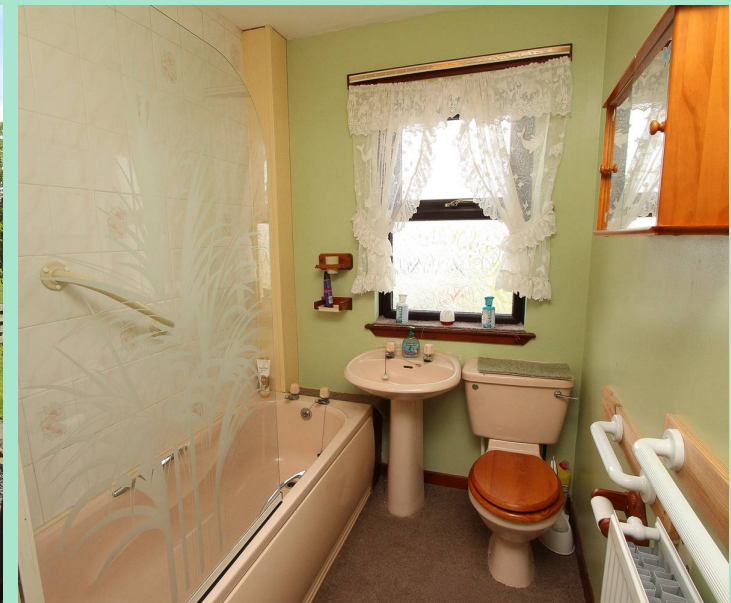
Nestled in the heart of the countryside, this modern three-bedroom detached bungalow offers a rare opportunity to enjoy tranquil rural living with delightful views over the surrounding landscape. "Shangani" presents well-proportioned family accommodation arranged over a single, convenient level, making it ideal for a wide range of buyers. The welcoming entrance hall leads to a spacious lounge that benefits from open views over the surrounding countryside, while the kitchen provides ample space for both cooking and dining. The property features three comfortable bedrooms, including a master suite with an en-suite shower room for added convenience. Each room is thoughtfully laid out, offering flexibility for family life or entertaining guests. While the bungalow is in good condition throughout, it also presents scope for some general modernisation, allowing new owners to infuse their own style and ideas. The integral layout ensures ease of living, and the property is set back from the road, ensuring both privacy and a peaceful ambience. The property also benefits from air source heating, PV solar panels and uPVC double glazing.



Shangani

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The outdoor space at "Shangani" is impressive, with the property set within its own generous area of garden ground. To the front, a lawn is complemented by a spacious driveway, providing ample off-road parking for multiple vehicles. Dedicated ramp access to the front door ensures the property is accessible to all. The enclosed rear garden is equally appealing, laid out to lawn and bordered by some mature shrubs and wooden fencing. This space is perfect for outdoor entertaining, children's play, or simply relaxing and enjoying the peaceful countryside surroundings. Three wooden garden sheds are included in the sale, providing excellent storage for gardening equipment or outdoor hobbies. With dedicated parking areas to both the front and side, "Shangani" combines the best of rural charm with practical features, making it a truly desirable home for those seeking space, comfort, and the beauty of country living.



Sitting Room

A sitting room to the front with a CH radiator and a TV point.

Dining Room

The dining room is to the rear and has delightful views over the surrounding countryside. CH radiator.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with cream worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine.

Lounge

A spacious main lounge to the rear with sliding patio doors leading to the rear garden. From the lounge there are delightful views over the surrounding countryside. CH radiator and a TV point.

Bathroom

The bathroom is fitted with a 3-piece coloured suite comprising a WHB, WC and bath with a shower over. CH radiator.

Bedroom 1

A master bedroom to the rear with an en-suite, built-in wardrobes and a CH radiator.

En-Suite

The en-suite is fitted with a WHB, WC and a low-threshold shower cubicle with a waist-height screen and an electric shower. CH radiator.

Bedroom 2

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

Bedroom 3

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



Boiler Room

The boiler room houses the hot water tank and the PV solar panel controls.

Garden

"Shangani" is set within its own generous area of surrounding garden ground. The front has been predominantly laid out to lawn and a driveway for off-road parking. There is dedicated ramp access to the front door. The enclosed rear garden has also been laid out to lawn with some mature shrubs. There are 3 wooden garden sheds included in the sale.

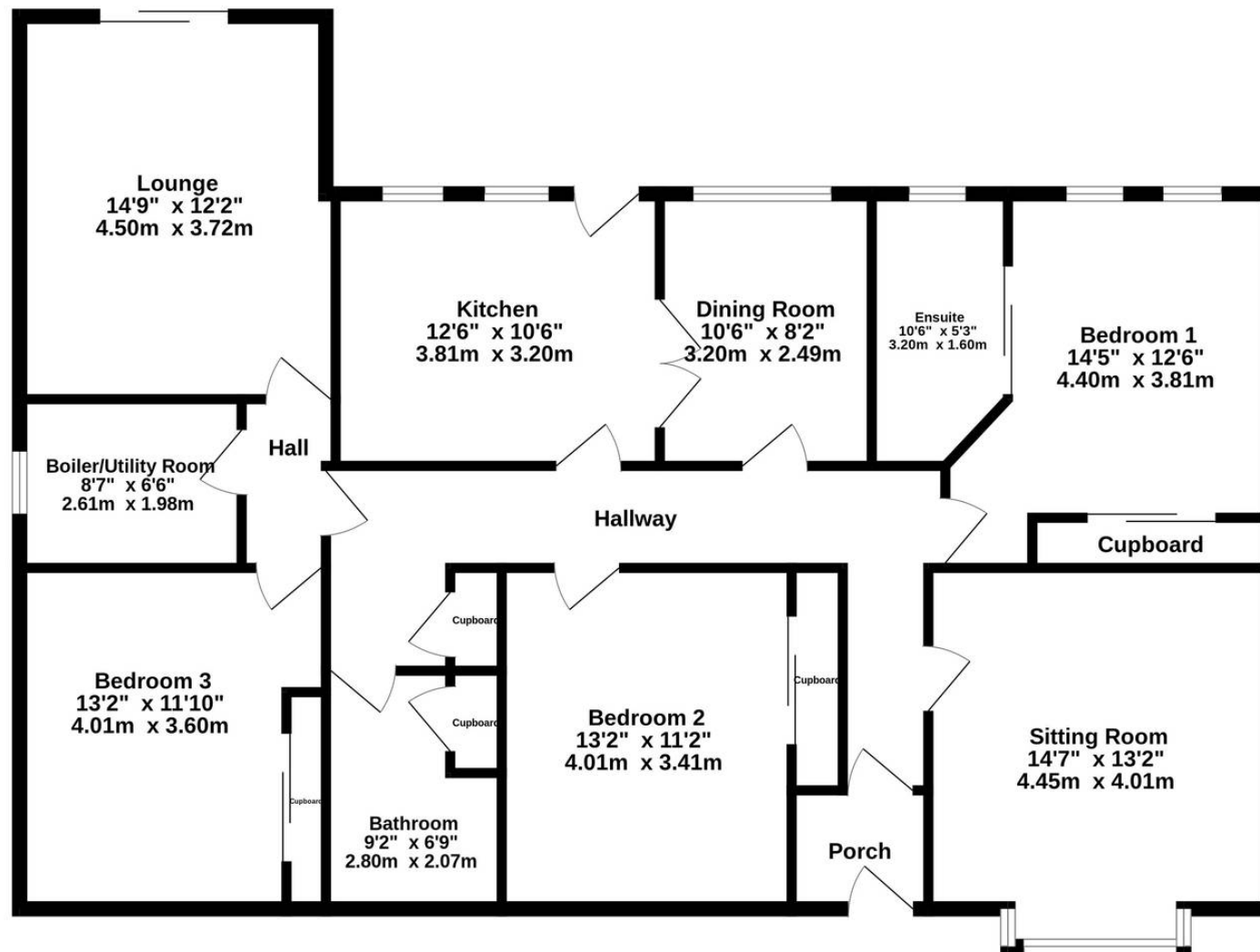
DRIVEWAY

4 Parking Spaces

Dedicated off-road parking to the front and side.



Ground Floor
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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.





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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.