



St. Fillans Larg Road, Stranraer

DG9 0JE

PRICE: Offers Over £145,000 are invited

St. Fillans Larg Road

Stranraer, Stranraer

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to the Broadstone beach only a short walk away. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant. There is a convenient town centre and secondary school transport service available from close by.

Council Tax band: D

Tenure: Freehold

- Popular west end location
- Secluded situation
- Only a short walk from Broadstone shore
- In poor condition, requiring to be refurbished
- Comfortable accommodation over one level
- Generous garden ground
- Off-road parking



St. Fillans Larg Road

Stranraer, Stranraer

This is a 2 bedroom detached cottage nestled in a popular west end location with a secluded setting, just a short stroll from the picturesque Broadstone shore.

In its current state of repair, this cottage presents itself as a blank canvas, waiting to be refurbished to your own taste and preferences.

The generous garden ground surrounding the property offers ample space for gardening enthusiasts or those seeking a peaceful outdoor sanctuary to relax and unwind. Additionally, off-road parking provides the convenience of having designated space for your vehicles.

Whether you're a first-time buyer looking for a renovation project or an investor seeking a property with potential, this cottage offers a unique opportunity to create a cosy and inviting home in a sought-after location.



Porch

The spacious porch is accessed by way of a uPVC storm door. Storage shelves and a CH radiator.

Sun Lounge

A sun lounge off the entrance porch with French doors leading to garden ground. Quarry tiled flooring and wall lights.

Lounge/Diner

A lounge/diner featuring a tiled fire surround housing a gas fire. Display recesses, wall lights and CH radiator. Sliding patio doors in the dining area lead to the garden ground.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with matching worktops incorporating a stainless steel sink. There is gas hob, built-in oven and a cupboard housing a fridge freezer.

Shower Room

The shower room is fitted with a WHB, WC and shower cubicle. Ceramic wall tiles and recessed lighting.

Bedroom 1

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

Bedroom 2

A further bedroom to the side with a built-in wardrobe and CH radiator.

Utility Room

A utility room off the sun lounge. Plumbing for an automatic washing machine. There is an access door to the garage.



GARDEN

The property is set amidst a generous area of mature garden grounds, which are comprised of lawns, a gravel border, a paved driveway, shrub and tree borders.

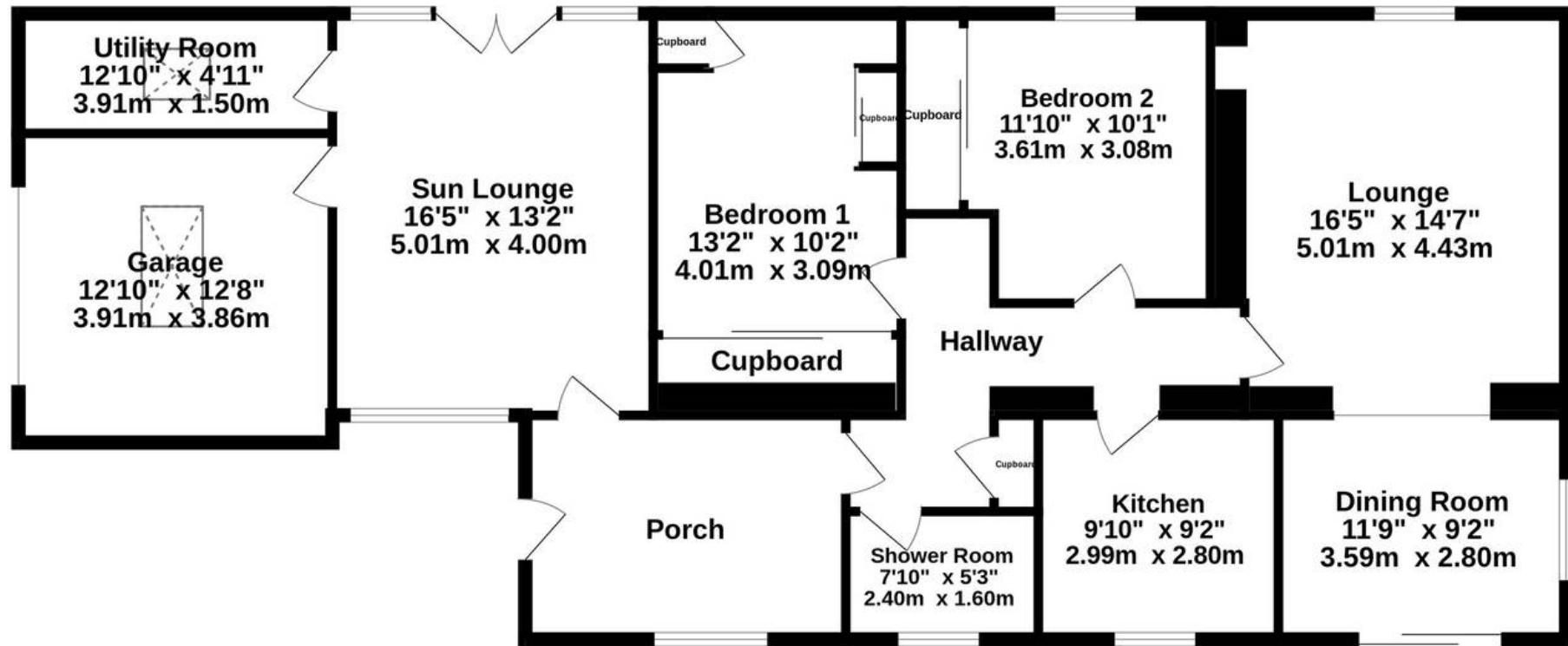
GARAGE

Single Garage

An integral garage with up & over door to the front, power and light. There is a paved driveway to side for off road parking.



Ground Floor
1407 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.8 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.