



**Tarahill London Road, Stranraer**

Stranraer, DG9 8BU

**PRICE: Offers Over £295,000 are invited**

# Tarahill London Road

Stranraer, Stranraer

The property is located only a stone's throw from the shores of Loch Ryan and within striking distance of both primary/secondary schooling. All major amenities are to be found in and around the town centre, less than 1 mile distant and include healthcare, supermarkets, and indoor leisure pool complex. Seldom does the opportunity arise to acquire a property of this status in such a prime residential area and therefore viewing is to be thoroughly recommended.

Council Tax band: F

Tenure: Freehold

- Well-appointed detached bungalow
- Generous family accommodation over one level
- Sought after residential location
- Primary & Secondary schools nearby
- Only a short walk to the seafront and town centre
- Warm air central heating
- Double glazing
- Re-tiled roof
- Delightful garden grounds
- Ample off-road parking



# Tarahill London Road

Stranraer, Stranraer

Occupying a sought-after residential location, this well-appointed detached bungalow offers generous family accommodation over one level.

The property benefits from modern amenities including warm air central heating, ensuring a comfortable living environment throughout the year. Double glazing enhances energy efficiency and sound insulation, while a re-tiled roof adds to the property's overall appeal and functionality.

For families with children, the convenience of having primary and secondary schools nearby is a significant advantage. Furthermore, the property's proximity to the seafront and town centre presents an opportunity for leisurely walks, enjoying sea views, or exploring the local amenities.

Outside, the property boasts delightful garden grounds that provide a sanctuary for relaxation and outdoor enjoyment. With ample off-road parking available, convenience is key for residents and guests alike.

In conclusion, this charming detached bungalow offers not just a home, but a lifestyle tailored for comfort and convenience. Whether you seek a peaceful retreat or a welcoming space to host friends and family, this property presents a rare opportunity to embrace the best of residential living in a desirable location.

- Well-appointed detached bungalow
- Generous family accommodation over one level
- Sought after residential location



### Hallway

The wide and welcoming hallway is accessed by way of a double glazed storm door with side panels. Access to almost all of the accommodation.

### Lounge

The generously proportioned main lounge features a picture window to the front overlooking garden ground. There is a Portuguese stone fire surround and hearth housing a living flame gas fire. Wall-mounted TV point.

### Conservatory

Located off the main lounge, this is a spacious conservatory with an outlook over the rear garden.

### 'Dining' Kitchen

The kitchen is fitted with a full range of floor and wall-mounted units with ample worktops incorporating a stainless steel sink with swan neck mixer. There is an electric cooker point, built-in larder cupboard and under unit task lighting.

### Utility Room

Located off the kitchen, plumbing for an automatic washing machine. Two built-in cupboards. Access to the rear garden and garage.

### Bathroom

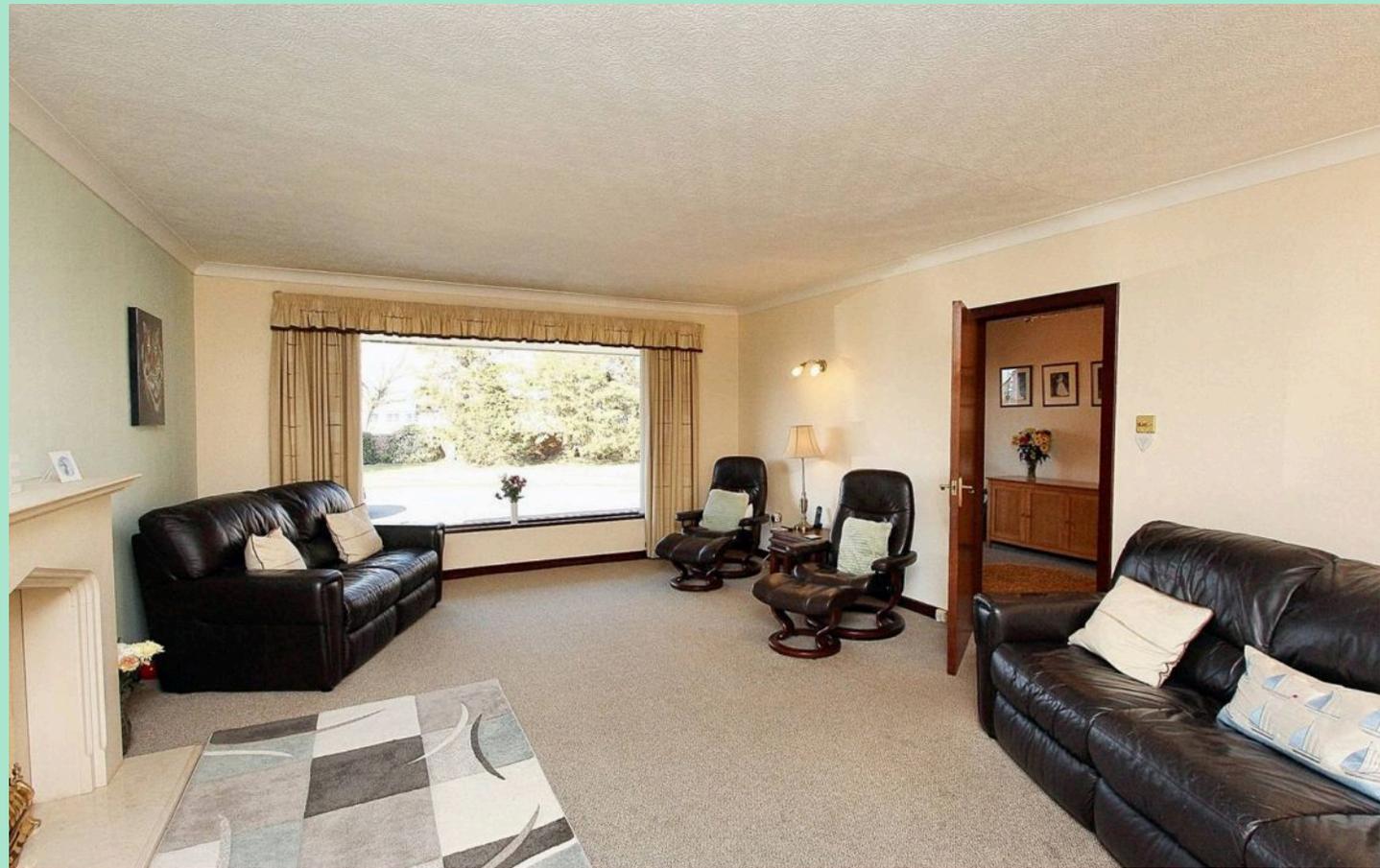
The bathroom is fitted with a 3-piece suite comprising a WHB, WC and cast iron bath. Ceramic wall tiles to dado rail height.

### Bedroom 1

A double bedroom to the front with a range of built-in furniture and wall-mounted TV point.

### Bedroom 2

A further double bedroom to the front with a range of built-in furniture.



### En-suite

The en-suite is shared in a Jack & Jill fashion with bedrooms 1 & 2. It is fitted with a WHB, WC and shower cubicle with a mains shower.

### Bedroom 3

A double bedroom to the rear with a range of built-in furniture.

### Garage

An integral garage to the side with up & over door to the front, windows to the side and access door to the utility room.

### Garden

"Tarahill" is set amidst its own generous area of very well-maintained, mature and secluded garden grounds. The front is laid out to lawn with mature feature trees and is set within a red brick wall. There is a sweeping driveway leading to the garage and off road parking area. The south-facing rear garden is comprised of a paved patio, further lawn, mature trees and shrubs.

### OFF STREET

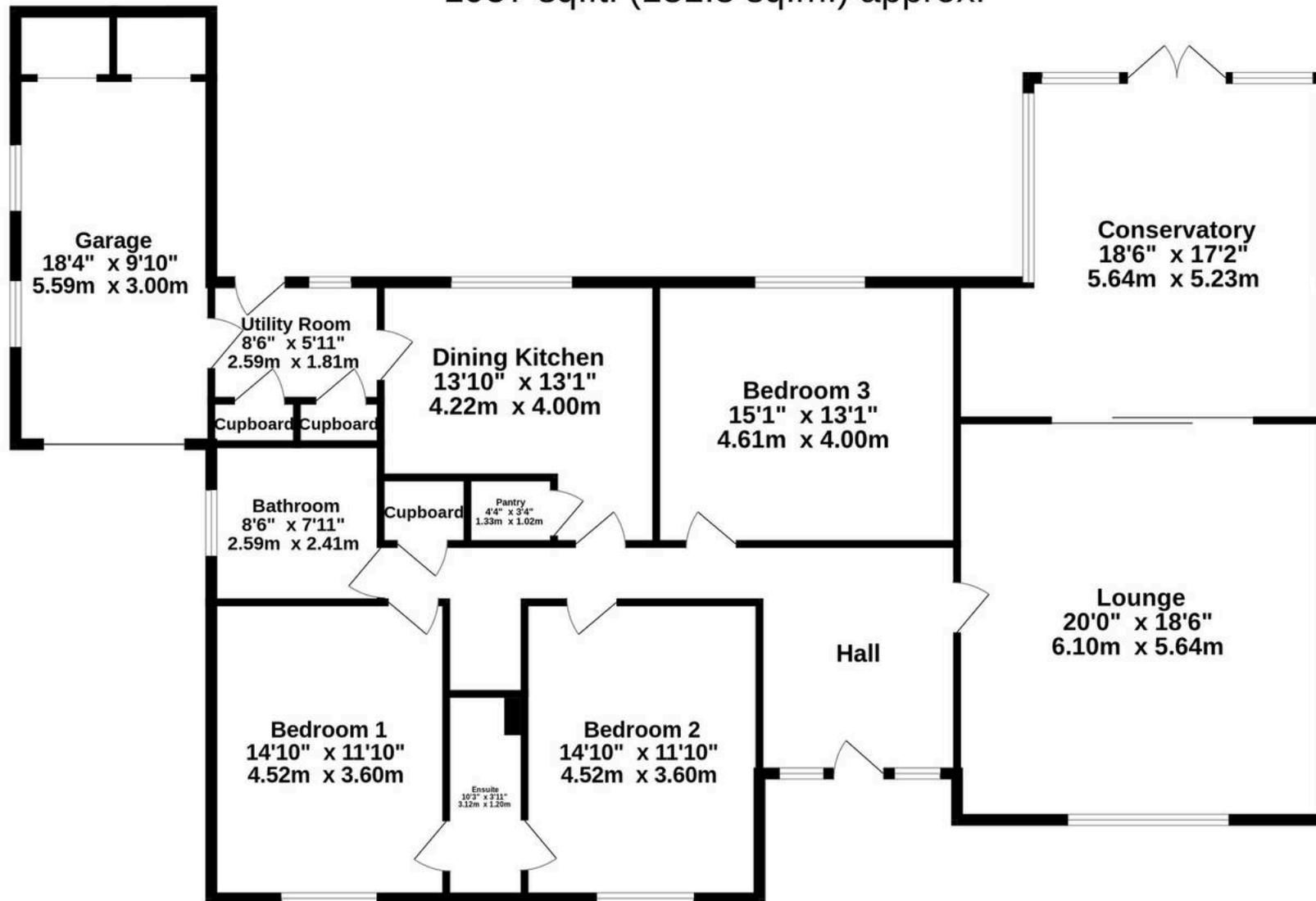
4 Parking Spaces

A large driveway provides ample off-road parking for a variety of vehicles.





Ground Floor  
1957 sq.ft. (181.8 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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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