

FOR SALE

3 BRICKFIELD ROAD, STRANRAER, DG9 7QZ



An opportunity to acquire an extended, detached bungalow occupying a pleasant corner site location within a popular private residential development and within easy reach of the town centre and all major amenities. The property benefits from a maple design kitchen, delightful bathroom, the addition of a conservatory to the rear, bright décor, uPVC double glazing and gas fired central heating. It is set within its own area of easily maintained garden ground, with added benefit of off-road parking.

**HALLWAY, LOUNGE, KITCHEN, DINING ROOM,
CONSERVATORY, SITTING ROOM, BATHROOM,
3 BEDROOMS, GARDEN, GARAGE**

PRICE: Offers over £165,000 are invited



Property Agents

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a most pleasant position within a popular, quiet private residential development towards the southern perimeter of town, this is a detached, extended bungalow which provides well-proportioned accommodation over one level.

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

Of timber frame construction under a tiled roof and finished in fyfestone and render, the property benefits from a maple design kitchen, delightful bathroom, the addition of a conservatory to the rear, bright décor, uPVC double glazing and gas fired central heating.

It is located within a development of other modern residential properties of varying design and has an outlook to the front over the same and to the rear over the garden ground.

Local amenities within easy reach include general store and Belmont Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre 1 mile distant.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm with side panel. New interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. There is a built-in cupboard housing the electric meter and fuseboard.



LOUNGE:

The main lounge is to the front of the property and has as a carved fireplace with a living flame gas fire set within a marble hearth. CH radiator and TV point.



DINING ROOM:

A further reception room to the rear laid out in an open plan basis with the main lounge. Laminate flooring and CH radiator.



CONSERVATORY:

A conservatory to the rear overlooking the secluded rear garden. French doors to the rear garden. Laminate flooring.



Further kitchen image



KITCHEN:

The kitchen is fitted with an extensive range of maple design floor and wall mounted units with granite style worktops incorporating a circular sink unit with matching drainer. There is a 4-ring ceramic hob, extractor hood, built-in oven, built-in microwave, fridge/freezer, dishwasher and integrated washing machine.



SITTING ROOM:

A sitting room to the front with sliding patio doors leading to the front garden. Laminate flooring and CH radiator.



BATHROOM:

The bathroom has been fitted with a three-piece suite in white comprising WC, WHB and bath. There is an electric over the bath. Contemporary vertical radiator, mirror and recessed lighting.



BEDROOM 1:

A bedroom to the rear with fitted wardrobes, laminate flooring and CH radiator.



BEDROOM 3:

A bedroom to the front of the property with built-in wardrobe and CH radiator.



BEDROOM 2:

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



GARAGE:

A garage to the side with up & over door to the front, rear service door, power and light.

GARDEN:

The property occupies an easily maintained, corner site plot. To the front there is an area of open lawn with borders and gravel driveway providing off-road parking. To the side there is a further area of lawn with planting borders, small patio, archway with gate leading to the rear garden and drive-in to the detached garage. The fully enclosed and secluded rear garden comprises paved patios, further lawn and decking with artificial lawn.





ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 21/03/2024

COUNCIL TAX: Band 'E'

GENERAL:

All carpets and kitchen white goods are included in the sale price.

SERVICES:

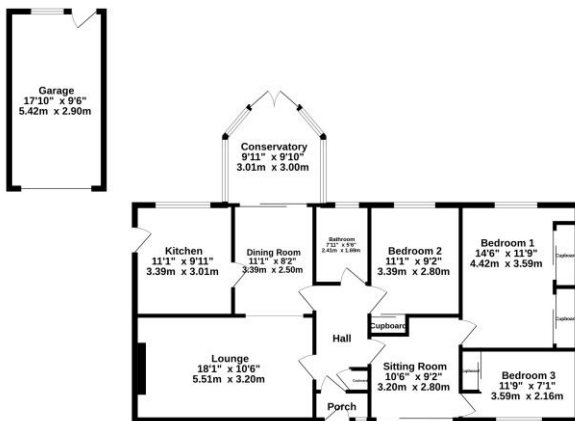
Mains electricity, gas, drainage and water. EPC = C

OFFERS:

All offers for the above property should be made in writing to:

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Ground Floor
1218 sq.ft. (113.2 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.2 sq.m.) approx.
Measurements are approximate. See also notes. Illustrative purposes only.
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Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.