



**SULESKERRY,
17 RYANVIEW CRESCENT,
STRANRAER,
DG9 0JL.**

**SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
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**Superb substantial detached family home in enviable location with
spectacular outlook over Lochryan**

Good decorative order throughout

Fully double glazed with gas central heating system

**ENTRANCE, VESTIBULE, RECEPTION HALL, CONSERVATORY,
LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, SUN/SITTING
ROOM, FURTHER SITTING ROOM, STUDY, LIBRARY, WET ROOM,
4 BEDROOMS, FAMILY BATHROOM, SINGLE GARAGE,
SUBSTANTIAL MATURE GARDENS, DRIVEWAY**

OFFERS OVER £295,000 ARE INVITED

DESCRIPTION

Suleskerry represents a rare opportunity to buy a very substantial family home in a sought-after location with the most breathtaking views over Lochryan.

The property has been extended through the years and now incorporates very generous accommodation over two levels.

The property is in good order throughout and benefits from full double glazing and (gas?) central heating.

There are mature secluded gardens surrounding the property which is within the catchment area of Sheuchan Primary School.

Ryanview Crescent is a cul-de-sac so there is limited passing traffic and the town centre of Stranraer is approximately 1 mile away where there is a good range of shops, banks, supermarkets and leisure and recreational facilities.

Early viewing of this spectacular home is recommended as demand is expected to be high.

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ACCOMMODATION

VESTIBULE: (6' x 6")

Hardwood front door with fanlight which opens onto the vestibule with hardwood floor, sliding doors to cloak cupboard.

RECEPTION HALL: (23' x 9' and 18' x 4')

Timber/glazed door opens onto exceptionally spacious L shaped reception hall/staircase. Wet room off. Under stair cupboard, double patio doors to conservatory. Provides access to all other ground floor accommodation. Burglar alarm.



WET ROOM: (8' x 3' 9")

Downstairs wet room with Mira shower. Modern white wash hand basin and W/C. Melamine walls. Extractor fan.



CONSERVATORY: (12' x 10")

Double glazed conservatory adjoining the reception hall with ceramic tiled flooring. Patio doors to garden. Vertical blinds.

**DINING ROOM:** (11' x 10')

Amplly proportioned dining space with superb outlook over Lochryan.

**KITCHEN/DINER:** (12' x 10')

A good range of modern fitted units both base and wall mounted in shaker style with sink out with single drainer and mixer tap. Pine lined ceiling. Spot lamps. Wood effect vinyl floor covering. Tile splashbacks. Electric oven and hob. Integrated fridge freezer. Heated towel rail.

**MAIN LIVING ROOM:** (19' x 17' including bay window)

Spacious public room with breathtaking views over Lochryan. Windows to 2 elevations. Fireplace with tiled hearth, shelving, alcove. Folding/sliding louvre doors to adjoining dining room which can be opened up to combine two rooms into one.

**UTILITY AREA:**

Useful space adjoining the kitchen with cupboards behind louvre doors housing the central heating boiler and washing machine/laundry.

SUN/SITTING ROOM: (18' x 9')

Further spacious public room with a view over Lochryan and the rear garden area which opens out onto open farmland. Communicating door with further sitting room. Picture window over garden. Patio doors to the garden.

**SITTING ROOM:** (12' x 10')

Further sitting room with a view to the side. Communicating doors to the sun/sitting room.

**STUDY:** (10' x 8' 10")

Useful additional room overlooking the front garden currently used as a study. Potentially an additional bedroom.

**LIBRARY:** (Formerly single garage) (12' x 8')

Large library with shelving to ceiling height and large cupboard. Spotlights view over the rear garden.

**STAIRCASE:**

Staircase with mahogany balustrade.

FIRST FLOOR

FIRST FLOOR LANDING: (21' x 4')

With coombed cupboard storage space.

BEDROOM 1: (16' x 12')

Spacious master bedroom with a view to Lochryan. Built in wardrobes with shelving and hanging space.



BATHROOM: (7' x 7')

Modern family bathroom with ceramic tiling to ceiling height around bath and to dado height elsewhere. Wall mirror. Vanity unit. Modern white W/C. Wash hand basin and bath. Mira shower over bath with glazed panel vinyl floor covering. Pine lined ceiling.



BEDROOM 2: (10' x 9')

Further spacious bedroom with a view to the side of the property. Partly coombed ceiling. Built in wardrobe/cupboard.



BEDROOM 3: (13' x 9')

Generously proportioned bedroom with Velux window offering a view to Lochryan. Built in wardrobes. Part coombed ceilings. Loft hatch access. Coombed cupboards.



BEDROOM 4: (14' x 13')

Exceptionally spacious further bedroom. Built in wardrobes with louvre doors and fitted dressing table. View over the rear garden and open farmland beyond.

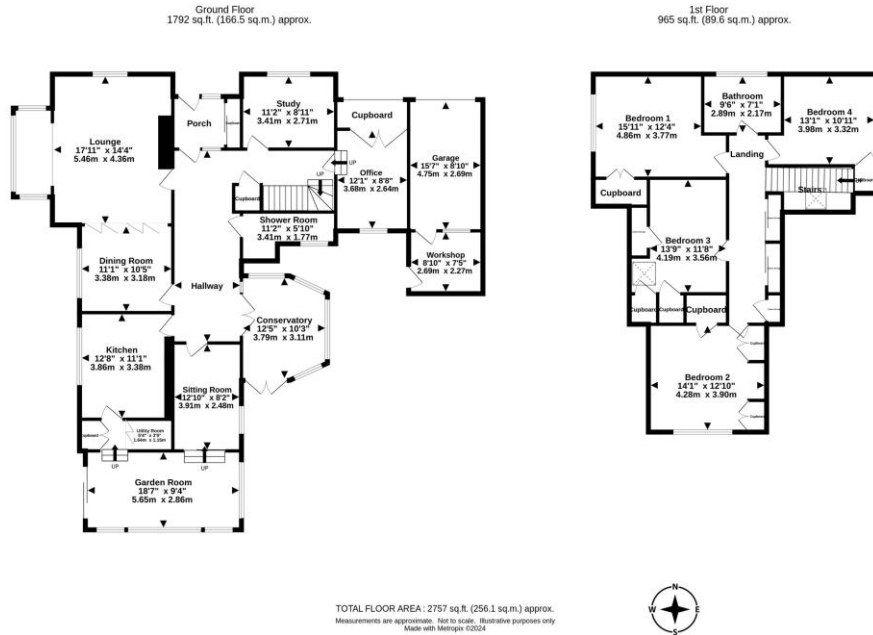
**GARDENS:**

Mature gardens surrounding the property with a range of shower beds, shrubs, trees and patio areas. Largely laid out in lawn, some gravel areas and block paving driveway.

**OUTSIDE****GARAGES:**

One single garage. Previously two single garages, one now converted into library.



**SERVICES:**

Mains, gas, electricity, water and drainage. Telephone by arrangement.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band G.

PRICE:

Offers over £295,000 are invited.

OFFERS

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

**RANKIN & AITKEN,
4/6 SOUTH STRAND STREET,
STRANRAER, DG9 7JW.**

The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only