

FOR SALE

9 HEUGH RISE PORTPATRICK, DG9 8UA



An opportunity arises to acquire a splendid, detached bungalow occupying a pleasant position within a popular residential development towards the village perimeter and only a short walk to Dunskey Golf Club. The property benefits from a spacious 'dining' kitchen, splendid conservatory to the rear, delightful bathroom, en-suite master bedroom, oil-fired central heating and double glazing. Set amidst easily maintained garden ground, with ample off-road parking.

**ENTRANCE PORCH, HALLWAY,
LOUNGE, 'DINING' KITCHEN, DINING ROOM,
CONSERVATORY, BATHROOM, 3 BEDROOMS
(1 EN-SUITE), GARAGE, GARDEN**

PRICE: Offers over £267,000 are invited



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Charlotte Street
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DG9 7ED

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DESCRIPTION:

Occupying a pleasant position within a much sought after residential development towards the perimeter of the village, this is a splendid, detached bungalow, in excellent condition throughout, that provides very well proportioned and comfortable accommodation on one level. Situated within the quiet Heugh Rise cul-de-sac, it is set within its own very well-maintained, landscaped garden ground and is located adjacent to other private residences of varying style. Of timber frame construction under a tiled roof and finished in fyfestone/render, the property offers a range of benefits including a spacious 'dining' kitchen, delightful bathroom, en-suite master bedroom, a conservatory to the rear, attractive internal hardwood finishings, full double glazing and oil-fired central heating.

Local amenities within the village include primary school, church, general stores, P.O, hotels and a first class range of restaurants. The focal point of this delightful coastal village is of course the charming harbour and promenade which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvellous sandy beaches closeby and the area abounds with a range of outdoor pursuits including wonderful golf courses, sailing and walking on the Southern Upland Way which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer some 9 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Viewing of this delightful family bungalow is to be strongly recommended.



ENTRANCE PORCH:

Access to the property is by way of a wooden storm door with side panel. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. There are two built-in cupboards, CH radiator and access to the partially floored attic.

LOUNGE:

A main lounge to the rear with French doors leading to the conservatory and dining room. CH radiator and TV point.



CONSERVATORY:

A conservatory to the rear overlooking garden ground. French doors leading to a paved patio. Wall lights.



DINING ROOM:

A further reception room to the rear with French doors to the lounge and kitchen. CH radiator.



Further kitchen image



'DINING' KITCHEN:

The kitchen has been fitted with a range of floor units in pine with slate effect worktops incorporating a white one and a half bowl sink with mixer. There is an electric cooker, extractor hood, integrated dishwasher and integrated fridge/freezer. Larder cupboard and Karndean flooring.



BATHROOM:

The fully tiled bathroom has been fitted with a 3-piece suite in white comprising WC, WHB and corner Jacuzzi bath with ornate mixer. Built in shelved cupboard with radiator, tiled flooring, recessed spotlights, extractor fan, double panel radiator and window to the side.



BEDROOM 1:

A bedroom to the side with a built-in wardrobe, CH radiator and TV point.



EN-SUITE:

The fully tiled en-suite is comprised of a WHB, WC and shower cubicle with a mains shower. Tiled flooring, recessed spotlights, extractor fan and CH radiator.



BEDROOM 2:

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



BEDROOM 3:

A further double bedroom to the front with built in double wardrobe with mirror fronted doors, double panel radiator and telephone point.



Further bedroom 3 image



GARAGE:

The spacious integral garage has been fitted with an up and over door to the front, rear double glazed service door and window to the rear. There is a stainless-steel sink unit and plumbing for an automatic washing machine. The Worcester oil-fired combi boiler is to be found in the garage. Power & light.

GARDEN:

The property is set within its own well-maintained, landscaped garden grounds. To the front there is a substantial paviour driveway with ample room for off road parking. The remainder of the front has been laid out for ease of maintenance with mature shrubs and feature boulders, set within gravel borders. The fully enclosed main garden to the rear has mainly been laid out to lawn with well stocked, mature planting borders. There is a secluded patio area to the side with raised water feature and further patio adjacent to the conservatory. Outside lighting, drying area, oil tank and water supply.



ENTRY: Negotiable

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

DETAILS PREPARED: 02/05/2024

COUNCIL TAX: Band 'F'

GENERAL:

All fitted floor coverings, blinds and integrated kitchen appliances are included in the sale price.

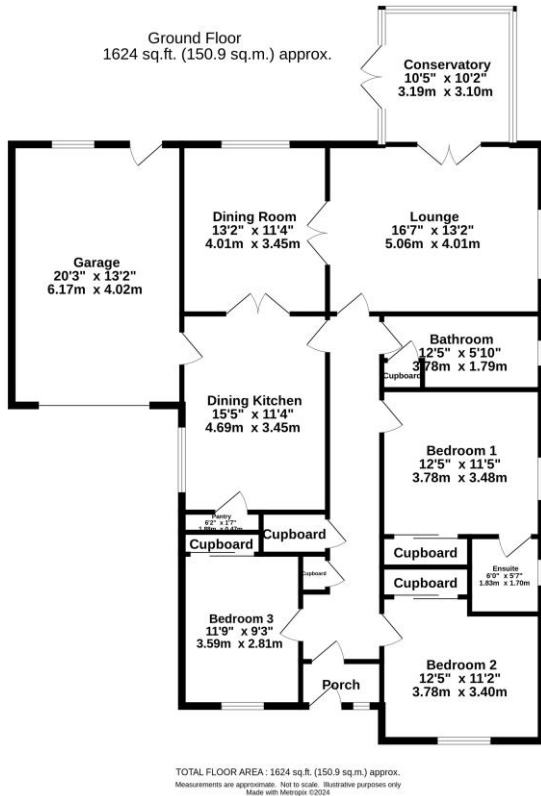
SERVICES:

Mains electricity, water and drainage. Oil tank.
EPC = D

OFFERS:

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

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890



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