

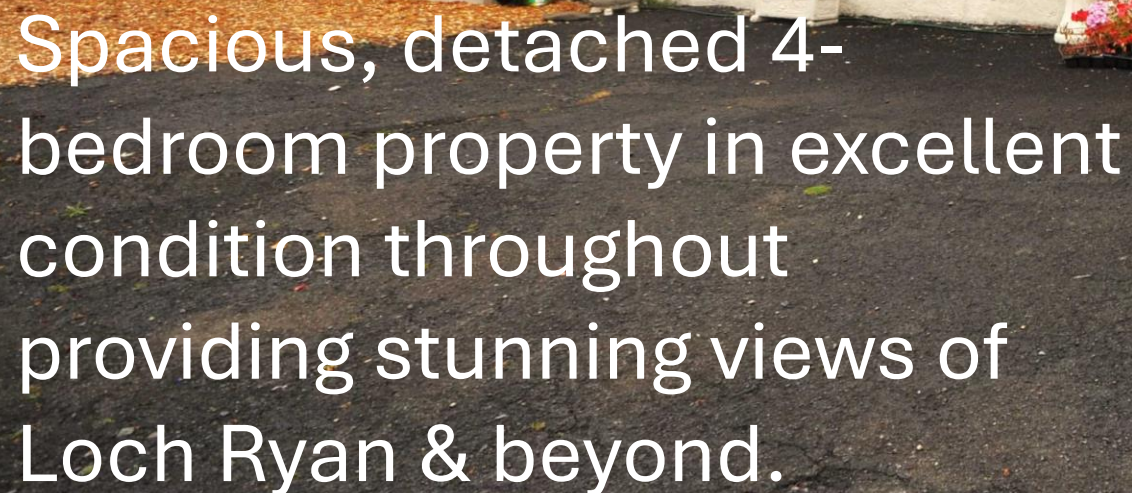


‘North Park’,  
Cairnryan, DG9 8QX



The logo for SWPC (South West Property Centre) features the letters 'SWPC' in a bold, white, sans-serif font, centered within a teal-colored rounded rectangle. Above the rectangle is a red roof-like shape, and below it, the text 'south west property centre' is written in a smaller, red, lowercase font.

south west property centre

A block of white text on a dark background, providing a description of the property. The text reads: 'Spacious, detached 4-bedroom property in excellent condition throughout providing stunning views of Loch Ryan & beyond.'A block of white text on a dark background, indicating the price range for offers. The text reads: 'Offers Over: £210,000 are invited'.



'North Park', Main Street, Cairnryan, DG9 8QX



Key Features:

- . Spacious family home
- . Recently refurbished
- . Oil fired central heating
- . Fresh décor
- . Enclosed garden to rear
- . Walk in condition
- . Prime location
- . Fully double-glazed
- . Sea views









## Property description

An extremely well-proportioned detached property with great character, occupying a central location within the village of Cairnryan. The views over Loch Ryan are outstanding. Good condition throughout after undergoing a programme of modernisation within, with a range of pleasing features to appreciate. This is a splendid family home with very well-proportioned accommodation over two floors. Set within easily maintained garden. Oil fired central heating and uPVC double glazing.

Occupying a slightly elevated site within the Wigtownshire village of Cairnryan, approximately 6 miles from the main town of Stranraer, this is an extremely well-proportioned detached residence which displays a range of splendid features. Of traditional construction under a slate/felt roof, the property, which retains great character, has been extensively modernised in the accommodation over two floors. It is in good condition throughout and benefits from oil fired central heating, delightful internal wood finishings and full uPVC double glazing. The views over the waters of Loch Ryan to the hills beyond are spectacular and for those in search of those elusive sea views, viewing of this fine home is to be strongly recommended.

The property is situated adjacent to other private residences of varying style and the outlook to the rear is over the landscaped garden ground. There is additional potential for even more ground floor accommodation within the double garage area if so required. The village itself provides local amenities including a village hall while all other major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling are all located in Stranraer. There is a town centre and school transport service available from the village.









## Accommodation

**FRONT PORCH:** (Approx 2m – 1.4m)

The front porch is glazed to front and to side. Main entrance door to the property. Feature stone wall within.

**HALLWAY:**

The main hallway provides the access to dining room, sitting room, WC and to the lounge. Staircase to upper landing. CH radiator, understairs cupboard, telephone point and glazed partition to dining room.

**SITTING ROOM:** (Approx 5.2m – 4.4m)

This is a splendid room with 3 windows to the front overlooking Loch Ryan, coal effect fire set within a carved wood fireplace and marble hearth. CH radiator and TV point.

**SUN LOUNGE:** (Approx 2.3m – 3.5m)

Located off the main lounge and having double glazed sliding patio doors to front. Tiled floor, wood panelled walls and door to the rear hallway.

**DINING ROOM:** (Approx 3.2m – 3.2m)

Accessed from the main hallway and with access to the kitchen. Glazed partition to hallway, CH radiator panelled ceiling.

**KITCHEN:** (Approx 7m – 2.1m at the deepest)

Having recently being modernised, the kitchen has been fitted with an excellent range of floor and wall mounted units with granite tops, incorporating a composite sink unit with mixer, electric fan oven and induction hob, plumbing for a dishwasher, CH radiator, built-in shelved cupboard and telephone point.

**UTILITY ROOM:** (Approx 3m – 1.4m)

Situated off the kitchen.

**WC:** (Approx 1.1m – 2.13m)

Comprising a WHB & WC.

**REAR HALLWAY:**

Situated between the utility room and sun lounge. Access to the rear garden and double garage.



# Accommodation

## LANDING:

A carved wood staircase leads to the landing. Access to the bedroom accommodation and the bathroom. Built-in cupboard. CH radiator.

## BEDROOM 1: (Approx 5.31m – 5m)

The master bedroom has two Velux windows to the front, it also has windows to the side and rear. CH radiator.

## BEDROOM 2: (Approx 3.8m – 4.37m)

A bedroom to the rear with large built-in cupboard. CH radiator.

## BEDROOM 3: (Approx 3.8m – 3.5m)

A bedroom with Velux window to the front and window to the side. Built-in cupboard and CH radiator.

## STUDY: (Approx 3.4m – 3.2m)

Currently used as a study, a potential bedroom with Velux window to the front. CH radiator.

## BATHROOM: (Approx 1.74m – 2.9m)

Bright and spacious bathroom which has recently been fitted with a new 4-piece suite comprising WC, WHB, separate bath and walk in shower. CH radiator.

## LOUNGE: (Approx 2.75m – 7.35m)

Having been converted from an integral garage, this is a spacious lounge with large double glazed units as well as French doors providing open views over Loch Ryan and beyond as well as outside access. Central heating radiator and built in storage to the rear.

## DOUBLE GARAGE: (Approx 8m at the widest – 6.8m)

The very substantial double garage is located to the left and is accessed by two electric up and over doors. The garage has been designed and constructed to allow for conversion to further living accommodation if so required.

## GARDEN:

The property is set within an easily maintained area of garden ground. To the front, there is an ample area of tarmac parking, two sections of lawn with shrub borders. The rear comprises a raised lawn over a stone dyke. Oil tank.

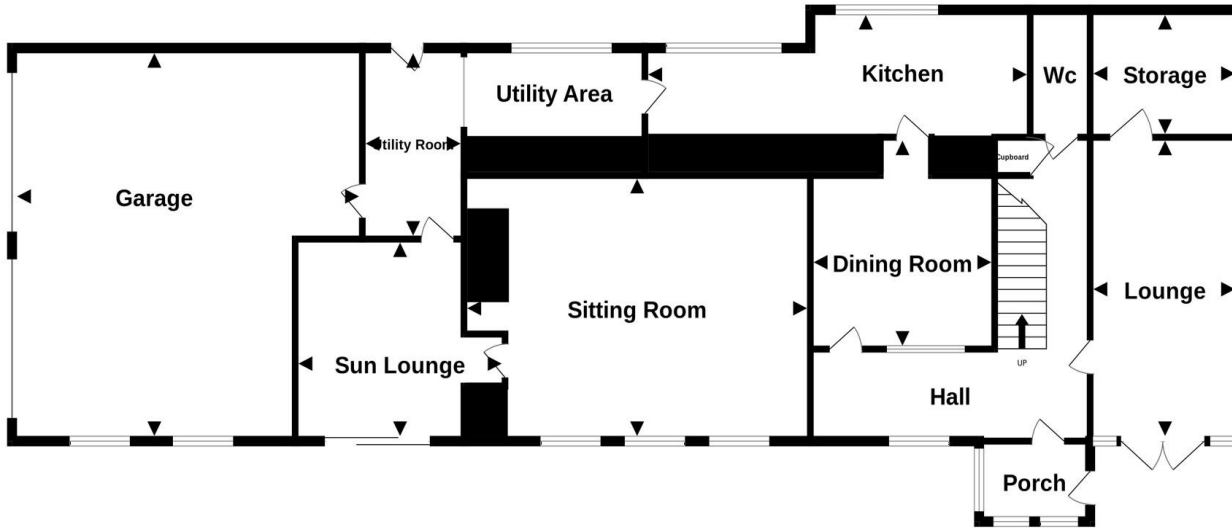




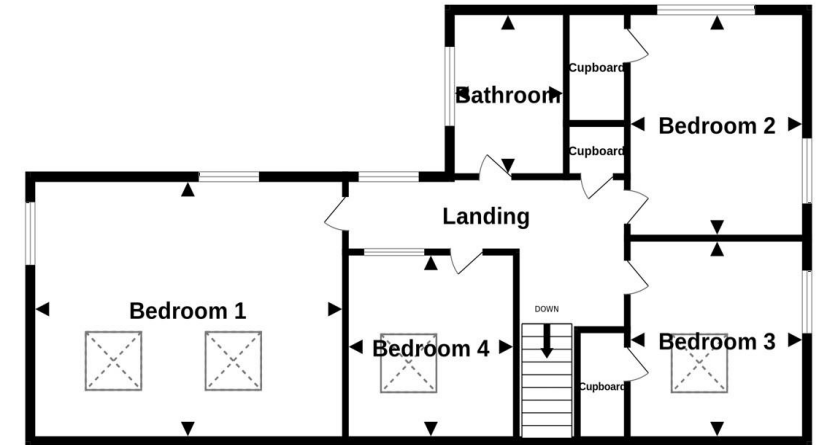




Ground Floor



1st Floor



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.







### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band E

### EPC RATING

F

### SERVICES

Mains electricity, drainage & water. Oil fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

