




'Avonhaugh', Rocklea Avenue
Stranraer, DG9 0JF



Substantial, detached property in a prime location within the well sought after west end of Stranraer.

Offers Over £285,000 are invited

'Avonhaugh', Rocklea Avenue, Stranraer, DG9 0JF



Key Features:

- . Spacious family home
- . Detached property
- . Gas fired central heating
- . Off road parking
- . Generous garden
- . Spacious garage
- . Well sought after location
- . Fully double-glazed





Property description

'Avonhaugh' is an impressive detached bungalow situated in a quiet cul-de-sac in the very sought after west end of Stranraer. The property was built circa 1970 and has been extended in more recent times to provide spacious family living accommodation with the addition of a first-floor level to take full advantage of the beautiful views over Loch Ryan. The property has been well maintained and benefits from gas central heating and double glazing throughout. 'Avonhaugh' stands in a large, easily maintained garden with two driveways providing ample-off road parking and large detached garage with parking for two cars.

The bright and airy living accommodation is arranged over two floors and is configured as follows: on the ground floor the house is entered by way of an entrance vestibule then to hall with access to sitting room, three bedrooms, shower room and large living room with stairs to first floor accommodation. From the living room there is access to the kitchen with a door to rear vestibule which leads to utility room, cloakroom and dining room.

Upstairs there is a large master bedroom with wonderful views across Loch Ryan, a further shower room and walk-in access to the floored attic.

The large detached garage extends to approximately 20' x 20' and is accessed by way of an electronically operated up and over door. The garage is equipped with light and power and has door and window to rear garden.

'Avonhaugh' further comprises an extensive, established garden which in the main extends to the side and rear of the property and is primarily fashioned to incorporate lawn, patio area and planted borders. There is a timber-built summerhouse which is included in the sale.

Stranraer provides secondary and primary schooling, a general hospital, a variety of independent and multiple retailers, leisure centre with swimming pool and a number of hotels and restaurants. At Stranraer Harbour there is a railway station affording connections north to Ayr, Prestwick Airport and Glasgow. There are ferry connections at Cairnryan to Northern Ireland. Wigtownshire is a corner of southwest Scotland renowned for its wonderfully contrasting and unspoilt scenery and particularly mild climate throughout the year. Attractions in the area include the Mull of Galloway, Scotland's most southerly point; the Southern Upland Way; excellent golf courses; Logan Botanic Garden; Galloway Forest Park. There are the usual field sports, rivers for fishing and many delightful inland and coastal walks to be enjoyed.



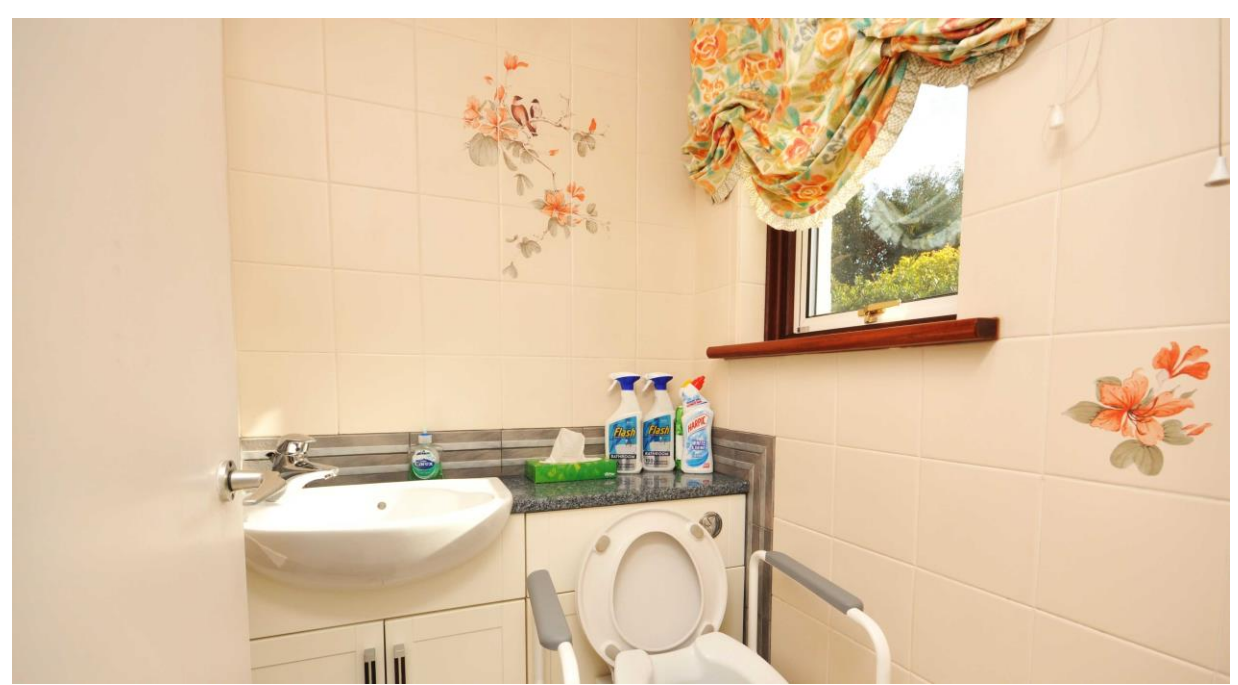




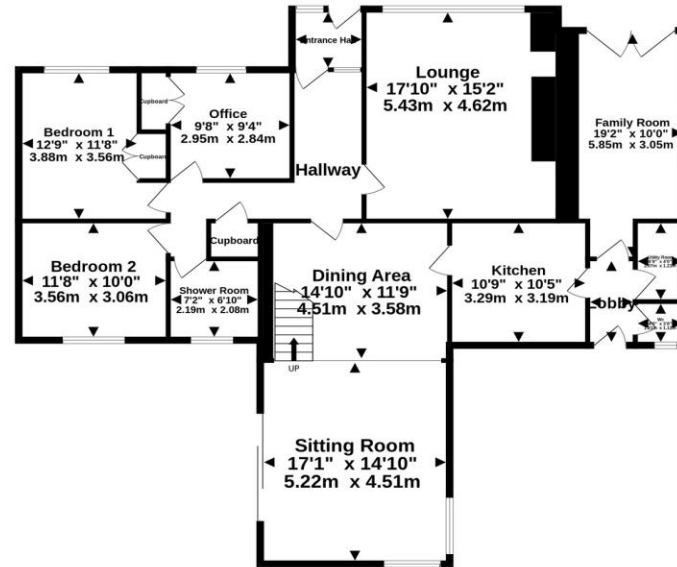
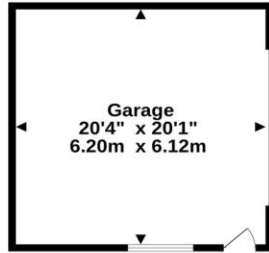
Accommodation

Entrance Vestibule	5'7" x 5'
Sitting Room	15'11" by 18'2" at widest points
Living Room	14'9" narrowing to 13' x 28'7"
Kitchen	10'7" x 10'6"
Rear Vestibule	3'5" x 8'3"
Cloakroom	3'11" x 4'5"
Utility Room	6'11" x 4'6"
Dining Room	14'4" x 8'3" & 3' x 3'5"
Bedroom 2	9'11" x 12'11" & 3'3" x 1'4"
Bedroom 3	10'6" x 11'10"
Bedroom 4	9'8" x 9'3"
Shower Room	6'10" x 6'10"
Master Bedroom	15'7" x 14'6"
Shower Room	10'5" x 6'4"

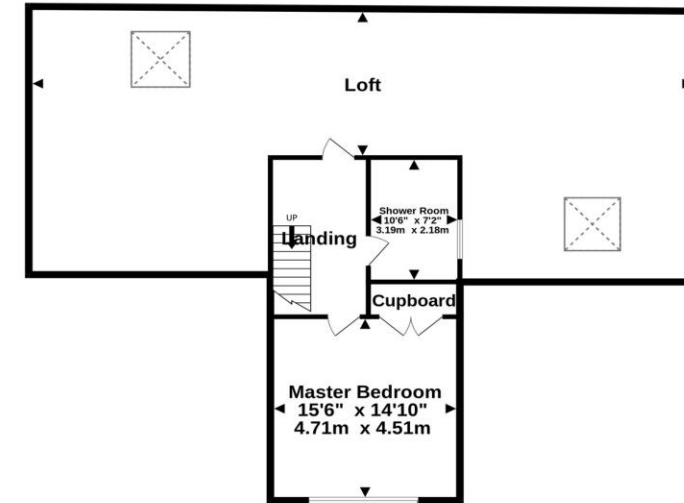
Room dimensions are approximate



Ground Floor
1968 sq.ft. (182.8 sq.m.) approx.



1st Floor
1458 sq.ft. (135.5 sq.m.) approx.



TOTAL FLOOR AREA : 3427 sq.ft. (318.3 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.



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 G

EPC RATING

D

SERVICES

Mains electricity, drainage & water. Gas 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.