

FOR SALE

**"GLENSHIEL"
ROWANSHILL,
STRANRAER, DG9 0EH**



An opportunity has arisen to acquire a very well-presented, detached bungalow occupying a prime location within the popular west end of Stranraer. IN excellent condition throughout having been fully renovated in the recent past to include a splendid 'dining' kitchen, delightful bathroom, full rewire, new internal plasterwork, new internal woodwork, gas fired central heating and uPVC double glazing. "Glenshiel" is set amidst its own area of easily maintained garden ground.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS (1 EN-SUITE),
GARDEN**

PRICE: Offers over £165,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a prime position within the popular west end of Stranraer, this is a fully renovated and extended, detached bungalow which provides spacious family accommodation over one level.

In excellent condition throughout, the property benefits from a splendid 'dining' kitchen, delightful bathroom, en-suite bedroom, new internal plasterwork, new internal woodwork, full rewire, gas fired central heating and uPVC double glazing.

It is set within its own generous area of easily maintained garden ground with ample room for off road parking.

Local amenities within easy reach include Sheuchan Primary School and King George Park while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a secondary school and town centre transport service available from closeby.

HALLWAY:

The property is accessed by way of a uPVC storm door. The hallway provides access to all the accommodation. Storage cupboard with interior light. Access to the loft by way of pull-down ladder.



LOUNGE:

A double aspect lounge to the front. CH radiator and TV point.



DINING KITCHEN:

The kitchen is fitted with a full range of contemporary floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. There is a range cooker, extractor hood, integrated fridge/freezer and integrated dishwasher. French doors leading to the rear garden. CH radiators.



BATHROOM:

The bathroom is fitted with a WHB, WC and bath. There is a shower in place over the bath. Vinyl wall panelling, vinyl ceiling with recessed lighting and heated towel rail.



BEDROOM 2:

A bedroom to the rear with a large walk-in wardrobe with interior light. CH radiator and TV point.



BEDROOM 1:

A bedroom to the front with CH radiator and TV point.



GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out in imprinted concrete for off-road parking. The enclosed garden ground to the rear has been laid out to gravel chippings for ease of maintenance.

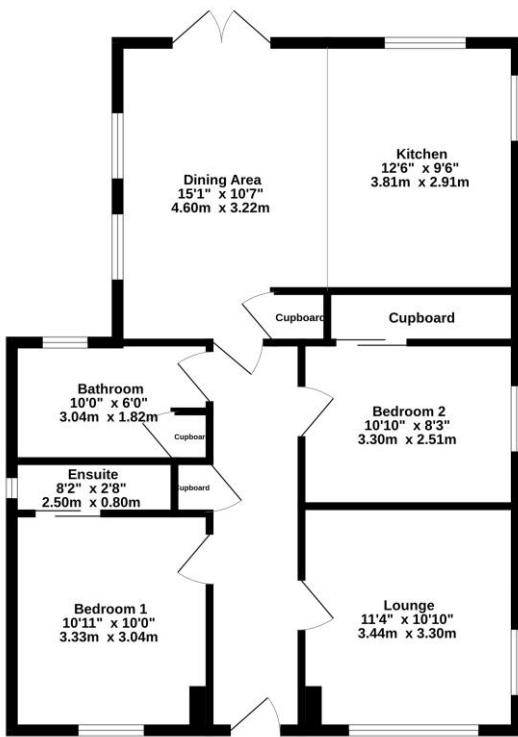


EN-SUITE:

The en-suite is fitted with a shower cubicle with mains shower.



Ground Floor
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA - 798 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplan ©2024

ENTRY: Negotiable

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

DETAILS PREPARED: 30/10/2024

COUNCIL TAX: Band 'C'

Bands shown do not include the effect on value of alterations or improvements carried out by the current owners.

Only when a house is sold will they be taken into account and from the date of sale.

There may however be a delay in amending the Band, pending information required by the Assessor becoming available.

GENERAL:

All flooring and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, drainage, gas 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

Although prepared with care and believed to be correct, these 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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**