

FOR SALE

**'THE NEUK'
STAIR DRIVE,
DG9 8EY**



A rare opportunity arises to acquire a semi - detached, extended bungalow, conveniently located within easy reach of town centre and all major amenities. This well-maintained property provides spacious accommodation over one level and benefits from a floored loft which could be converted to living accommodation, subject to local authority approval. The property benefits from a well-proportioned 'dining' kitchen, modern shower room, gas fired central heating and double glazing. Set amidst its own area of very well-maintained garden ground with off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE/3rd
BEDROOM, SITTING ROOM, 'DINING' KITCHEN,
SHOWER ROOM, 2 BEDROOMS, FLOORED LOFT
WITH 3 ROOMS, GARAGE, GARDEN**

PRICE: Offers over £145,000 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 most convenient and sought after location just outwith the town centre, this is a semi - detached, extended bungalow which provides spacious, comfortable accommodation over one level.

Of traditional construction under a tiled/felt roof, this well-maintained residence benefits from a floored loft with 3 rooms, which could be converted to living accommodation, subject to local authority approval. The property also benefits from a 'dining' kitchen, modern shower room, gas fired central heating and double glazing.

The property is set within its own generous area of well-maintained garden ground with detached garage and off-road parking.

It is situated adjacent to properties of varying style and has an outlook to the front over other private residences.

The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling. It is also located a very short distance from the Loch Ryan shore.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door. Terrazzo tiled flooring and glazed interior door to the hallway.



HALLWAY:

The hallway provides access to almost all of the accommodation. CH radiator.

LOUNGE/3RD BEDROOM:

A main lounge with bay window to the front. There is a tile fire surround and hearth, display cupboard with leaded glass and CH radiator.



BEDROOM 1:

A bedroom to the front with CH radiator.



BEDROOM 2:

A bedroom to the rear with CH radiator.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and large vinyl panelled shower cubicle. CH radiator.



REAR PORCH:

The porch has a woodgrain style worktop and built-in storage cupboard.



SITTING ROOM:

A further reception room to the rear with a Fyfe stone fire surround housing a gas fire. CH radiator and TV point.



FLOORED LOFT:

Accessed by way of a fixed staircase the loft has been laid out to three rooms.



'DINING' KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units in oak with cream worktops incorporating an enamel sink with mixer. Electric cooker point and plumbing for an automatic washing machine. CH radiator.



Floored loft

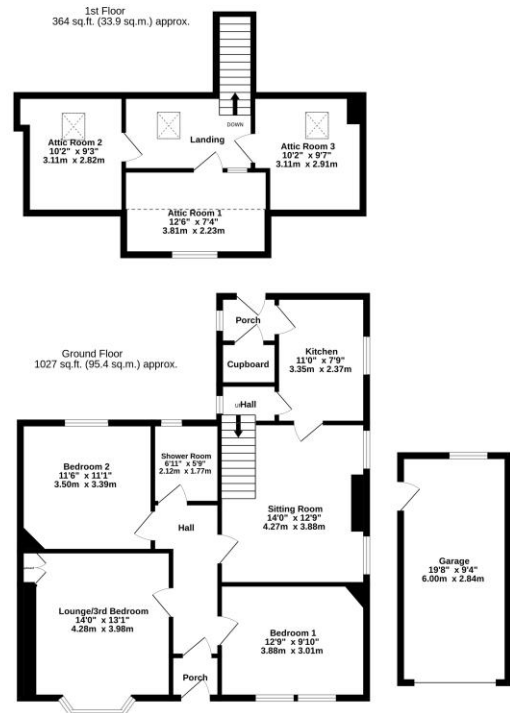


GARAGE:

A detached garage to the side with power and light

GARDEN:

The property is set within its own area of very well-maintained garden ground. The front has been laid out to lawn with shrub borders. There is a driveway to the side leading to the garage. The rear garden is comprised of lawn, paved patio and shrub borders.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ENTRY: Negotiable

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

DETAILS PREPARED: 11/12/2024

COUNCIL TAX: Band 'D'

SERVICES:

Mains electricity, gas, water and drainage. 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

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars 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.