

'Marina', Stoneykirk Road, Stranraer

DG9 7BX

Offers Over £270,000 are invited.

Marina Stoneykirk Road

Stranraer, DG9 7BX

Local amenities include a Primary School, general store, supermarket and a town centre/secondary school transport service from closeby. All major amenities are located in and around the town centre, approximately a mile distant and include further supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- An immaculately presented detached bungalow
- In excellent condition throughout
- Spacious family accommodation
- Splendid 'dining' kitchen
- Well-appointed family bathroom
- Two en-suite bedrooms
- Gas central heating & uPVC double glazing
- Recently re-roofed
- Generous garden grounds, garage and workshop
- Ample off-road parking for multiple vehicles



Marina Stoneykirk Road

Stranraer, DG9 7BX

Situated on the outskirts of Stranraer, SWPC is delighted to bring to the market this immaculately presented three-bedroom detached bungalow, which offers spacious family accommodation over two levels. The property is in excellent condition throughout, showcasing meticulous attention to detail and a thoughtful layout that perfectly accommodates modern living.

Over the years, our clients have added an extension to the rear of the property and carried out an extensive programme of renovations and modernisation.

Of traditional construction under a new tile roof the property benefits from a splendid 'dining kitchen, a well-appointed family bathroom, 2 en-suite bedrooms, bright decor, gas central heating and uPVC double glazing.

Set amidst its own generous area of garden grounds with the added practicality of a detached garage and a workshop. The property also benefits from ample off-road parking for a number of vehicles.

This superb bungalow presents a rare opportunity to acquire a home of distinction, where every detail has been carefully considered to provide a harmonious blend of space, style, and convenience.



Hallway

The property is accessed by way of a uPVC storm door. Karndean flooring and a CH radiator.

Lounge

A main lounge to the front featuring an ornate fire surround housing a gas fire. Display recesses, CH radiator and a TV point.

Dining Room

A dining room with a bay window to the front and featuring an ornate fire surround housing an open fire. CH radiator.

Bedroom 2

A bedroom to the side with a wall mounted TV point and a CH radiator.

Sitting Room

A further reception room to the rear, which is laid out in an open plan basis with the kitchen. There are 2 sets of patio doors leading to the rear garden, an open tread staircase to the first floor bedroom, vertical CH radiator and a TV point.

Kitchen

The kitchen is fitted with a full range of floor and wall-mounted units with granite style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in double oven and a breakfast bar. CH radiator.

Utility Room

A utility room off the sitting room. Floor unit with a stainless steel sink and plumbing for an automatic washing machine and plumbing for a dishwasher.

Bedroom 1

A master bedroom with a range of built-in wardrobes, a TV point and a CH radiator.



En-Suite

An en-suite comprising a WHB, WC and a vinyl panelled shower cubicle. Tiled flooring and a heated towel rail.

Bedroom 3

A first-floor bedroom to the rear with a walk-in wardrobe. From the wardrobe, there is access to loft storage.

En-Suite

An en-suite comprising a contemporary WHB, WC and a tiled shower cubicle. CH radiator.

Garden

The property is set within its own generous area of fully landscaped garden grounds. The front has been laid out to gravel with mature shrubs for ease of maintenance. The enclosed rear garden is comprised of paved patios, a lawn and shrub borders. There is a large brick-built workshop with power and light.

OFF STREET

GARAGE

DRIVEWAY



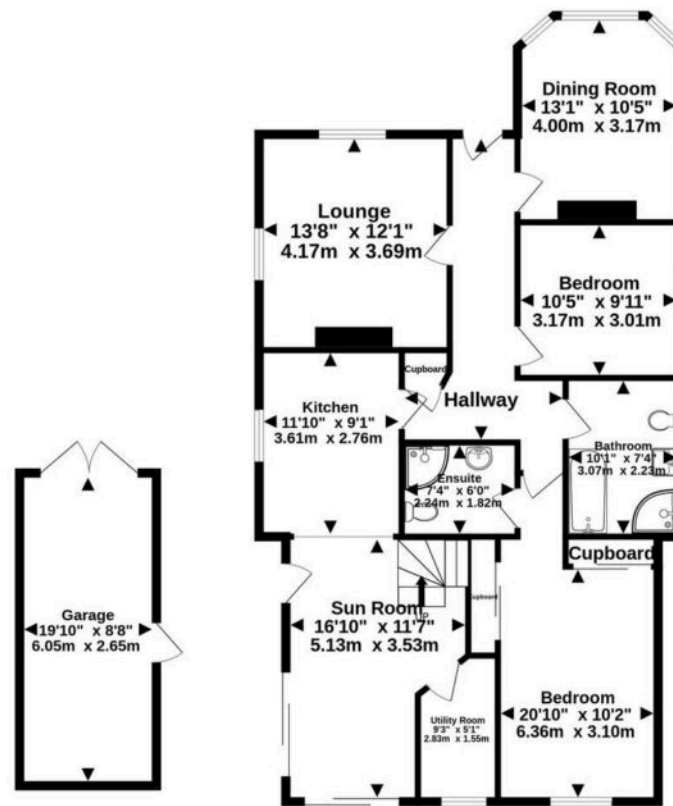




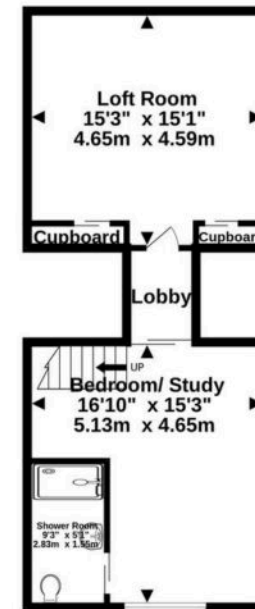




Ground Floor
1596 sq.ft. (148.2 sq.m.) approx.



1st Floor
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.