



26 Spoutwells Way, Stranraer

DG9 7TB

Offers Over £125,000 are invited

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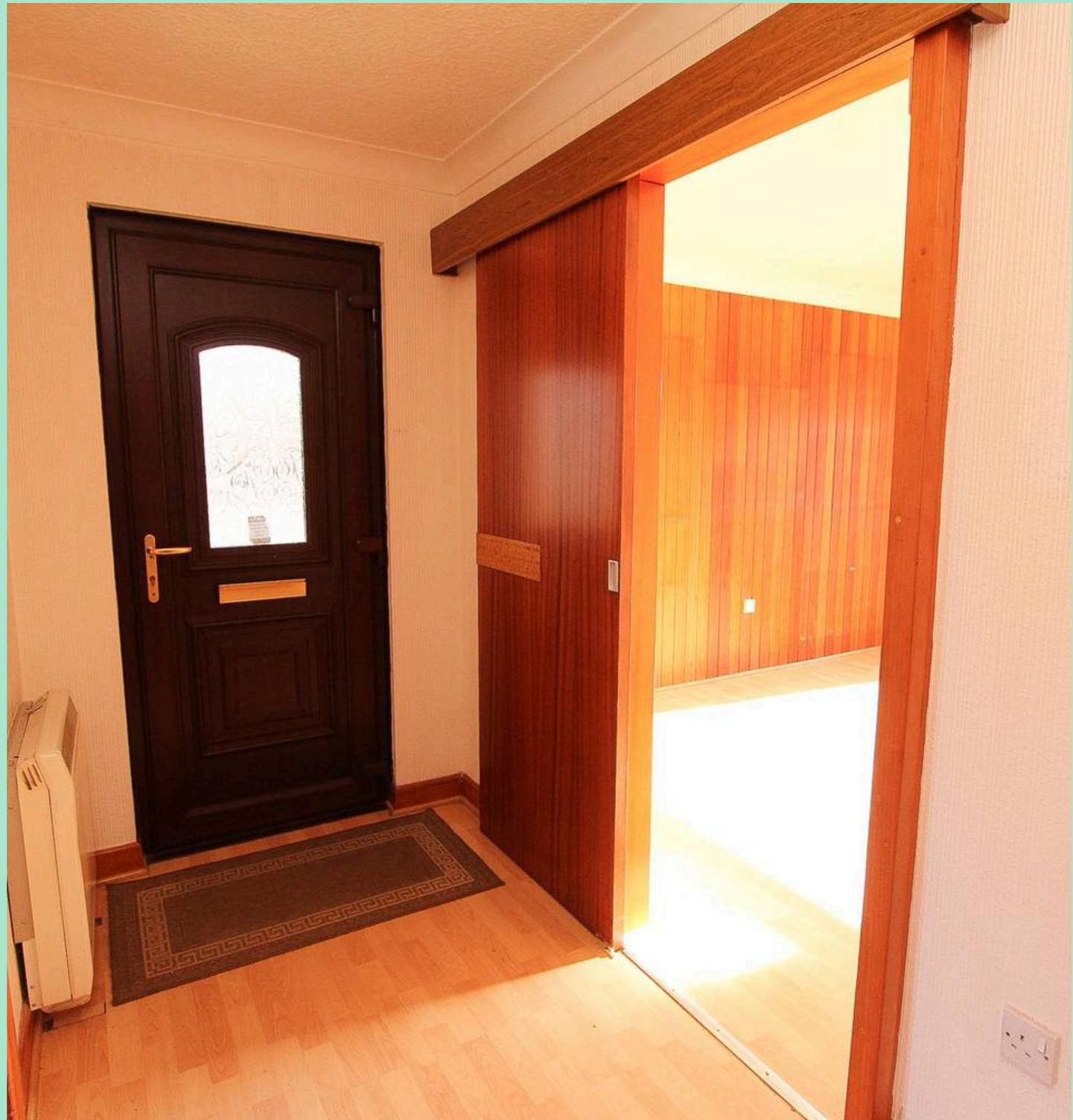
Local amenities within easy reach include a general store and a primary school. All other major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre, approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A modern detached bungalow
- Popular residential location
- Recently installed shower room
- Spacious dining kitchen
- Electric heating & uPVC double glazing
- Potential for some modernisation
- Easily maintained garden grounds
- Off-road parking
- Detached garage with a carport

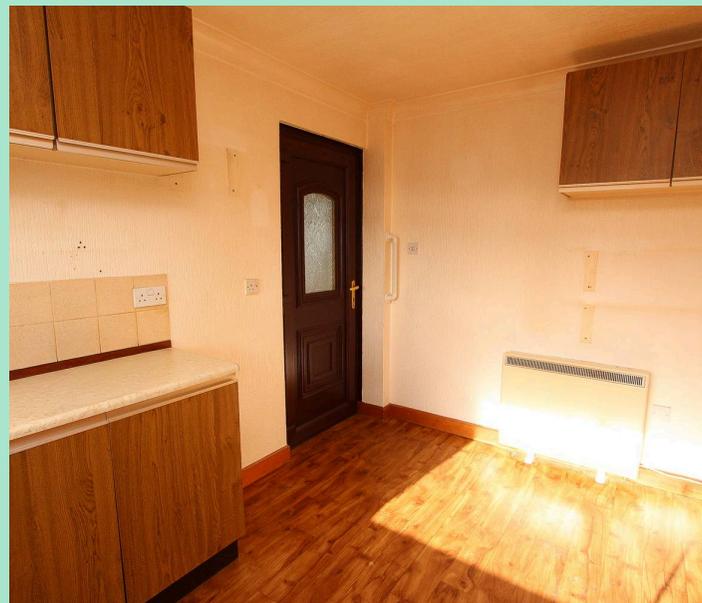


26 Spoutwells Way

Situated within a sought-after residential area, this modern two-bedroom detached bungalow presents an exceptional opportunity for discerning buyers seeking comfort and convenience. The property boasts a welcoming and thoughtfully arranged interior, with a spacious dining kitchen that serves as the heart of the home, a recently installed shower room, while electric heating and uPVC double glazing ensure year-round comfort. Both bedrooms benefit from two built-in wardrobes.

With scope for further modernisation, this inviting bungalow allows you to imprint your own style and preferences, making it a truly bespoke residence. Practicality is woven throughout, from the integral storage solutions to the easily maintained layout, making every-day living effortless and enjoyable.

The outside space is equally impressive, with the property set amidst its own generous and easily maintained garden grounds. To the front, the garden has been thoughtfully designed with low-maintenance gravel, providing a neat and attractive approach. A paved driveway leads to the detached garage and carport, ensuring ample off-road parking for residents and guests alike. The garage itself is well-equipped with power, light, an up and over door, a side service door, and even a convenient sink unit - perfect for those who enjoy DIY or require additional storage. The enclosed rear garden offers a peaceful retreat, laid out in a combination of a paved patio, gravel, and a mature shrub border.



Hallway

The property is accessed by way a uPVC storm door. Built-in storage cupboards and an electric storage heater.

Lounge

A main lounge to the front with a feature panelled wall, an electric storage heater and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with onyx style worktops incorporating a stainless steel sink. Electric storage heater.

Shower Room

The recently installed shower room comprises a WHB,WC and a wet room shower cubicle with a mains shower and a waist height shower screen. Vinyl wall panelling and a heated towel rail.

Bedroom 1

A bedroom to the rear with two built-in wardrobes and an electric panel heater.

Bedroom 2

A further bedroom to the rear with two built-in wardrobes and an electric panel heater.



GARDEN

The property is set amidst its own generous area of easily maintained garden grounds. The front has been fully laid out with gravel. There is a paved driveway leading to the garage and carport. The enclosed rear garden is laid out in a combination of a paved patio, gravel and a mature shrub border.

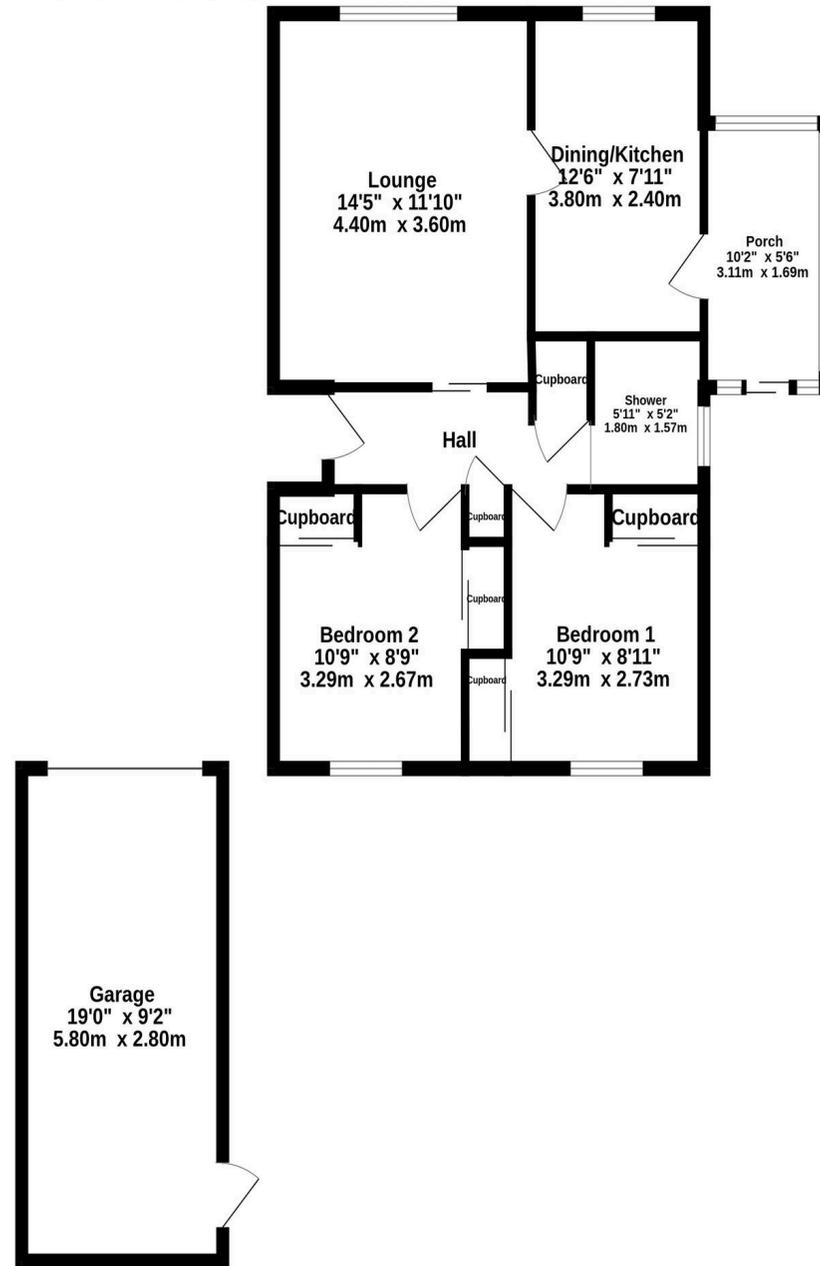
GARAGE

Single Garage

A detached garage with an up & over door to the front, side service door, power, light and a sink unit. There is the added benefit of a carport to the front of the garage.



Ground Floor
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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.