




SWPC
south west property centre



‘Greenmount’, Broadstone Road
Stranraer, DG9 0EX





Detached 4-bedroom
property with stunning
views over the shores of
Lochryan.

Offers Over: £280,000 are invited

'Greenmount', Broadstone Road, Stranraer, DG9 0EX



Key Features:

- . Detached family home
- . Sea views
- . Gas fired central heating
- . Ground floor WC
- . Enclosed & well-maintained gardens
- . Extensive parking
- . Prime location
- . Fully double-glazed





Property description

An opportunity to acquire a most spacious detached villa occupying a prestigious location within Stranraer's residential west end. From the property, there are superb uninterrupted views over Loch Ryan to Ailsa Craig and beyond to the Isle of Arran. Set amidst its own area of well-maintained garden ground as well as ample off-road parking. Well-proportioned and comfortable family accommodation. Full uPVC double glazing and full gas fired CH.

Located on the shore of Loch Ryan and within the prestigious and sought after west end of Stranraer, this is a detached villa of generous proportions and is very well suited to family life.

There are wonderful views over the waters of Loch Ryan, Ailsa Craig and beyond to the Isle of Arran.

Of traditional construction under a tile roof, the property offers very well-proportioned and comfortable accommodation over two floors. The property benefits from, splendid internal woodwork, period ceiling cornice, galley style kitchen, delightful bathroom suite, full gas fired central heating and full uPVC double glazing.

It is set within its own area of tiered garden ground which has been mainly landscaped for ease of maintenance. It is situated adjacent to other private detached residences of varying style and is within reach of local west end amenities including general stores, post office and Sheuchan Primary School. There is direct access to the shore to the front of the property and Stranraer Golf Club is located a short drive away. All major amenities are to be found in and around the town centre, approximately one and a half miles distant, and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from close by. Viewing of this spacious detached family home is to be thoroughly recommended.





Accommodation

Hallway

Front entrance porch leading into spacious hallway providing full ground floor access. Open staircase leading to upper level with under stairs storage accessed via front porch. Central heating radiator, double glazed window and tiled flooring.

Lounge

Spacious lounge to front of property with 3 x double glazed windows providing outlook over front garden and Lochryan beyond. Central heating radiator, TV point, phone point and access to rear garden room.

Garden Room

Rear conservatory overlooking rear garden with full double glazing, mains power and access to rear garden via French doors.

WC

Ground floor WC with toilet, WHB and double-glazed window.

Kitchen

Galley style kitchen with floor and wall mounted units, open plan utility area giving rear access to garden. 4 x double glazed windows, integrated oven, dishwasher, washing machine, stainless steel sink and ceramic hob with extractor fan. Boiler located in utility area.

Sitting Room

Sitting room to front of property providing outlook over front garden and Lochryan beyond. Brick built fireplace hosting multi fuel burning stove, 3 x double glazed windows, central heating radiator and phone point.

Landing

Open landing providing full access to upper-level accommodation with central heating radiator and 2 x double glazed windows.

Bathroom

Upstairs bathroom with mains shower over bath, toilet, WHB, double glazed window, central heating radiator and tiled wall.

Shower Room

Upstairs shower room with walk in mains shower cubicle, toilet, WHB, double glazed window and built in storage.

Bedroom 1

Spacious double bedroom with front views, built in storage and 2 x double glazed windows.

Bedroom 2

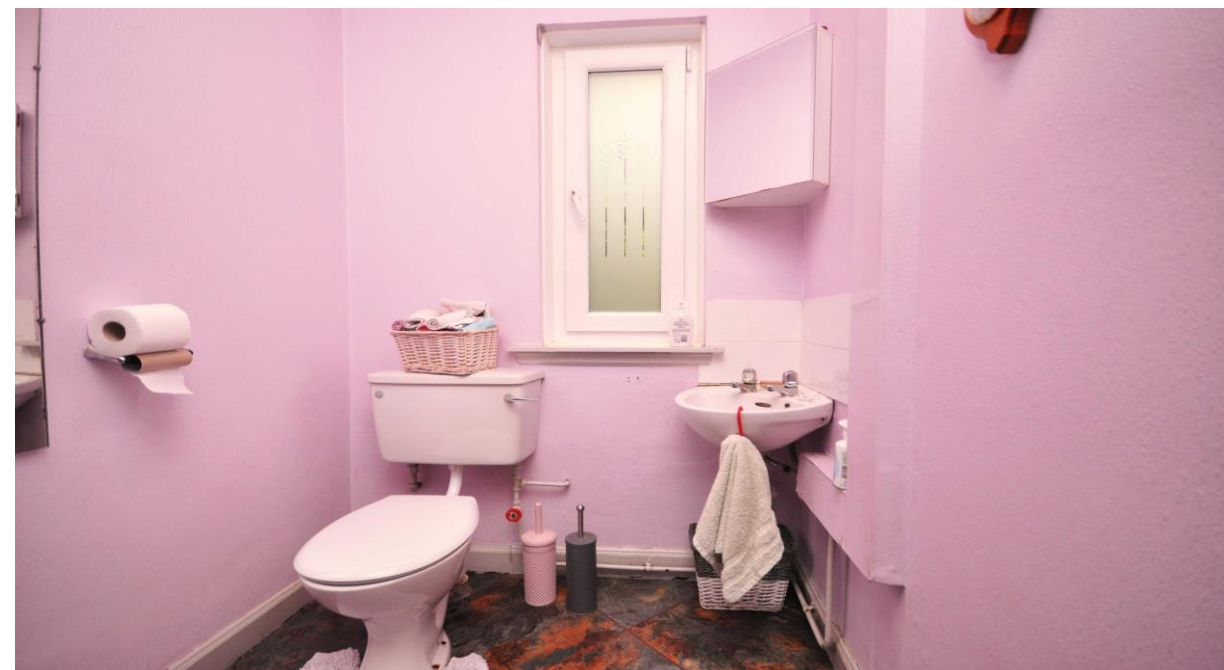
Double bedroom towards rear of property with 2 x double glazed windows, central heating radiator, carpet flooring with laminate section and WHB.

Bedroom 3

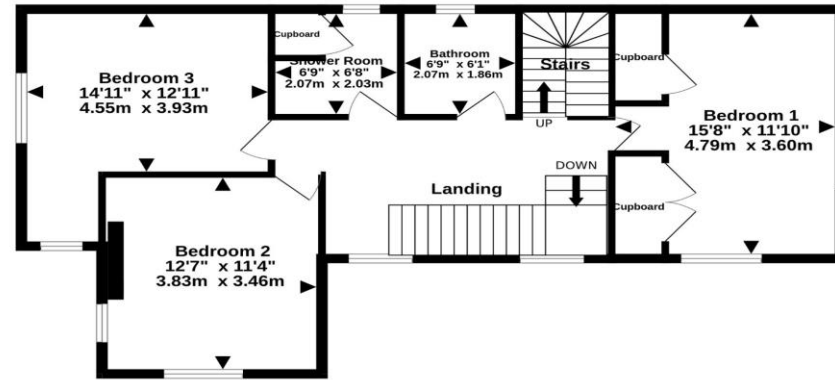
Double bedroom with front views, 2 x double glazed windows, central heating radiator and WHB.

Bedroom 4

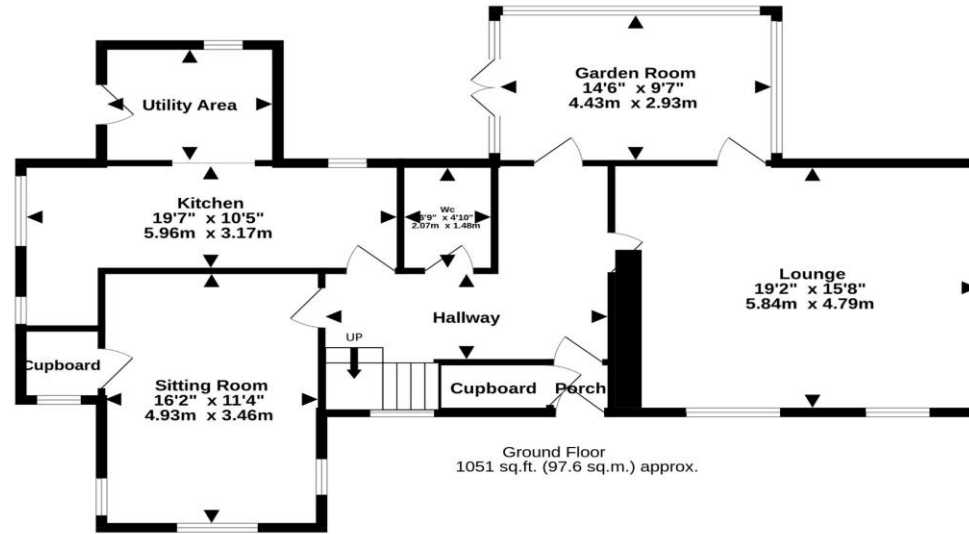
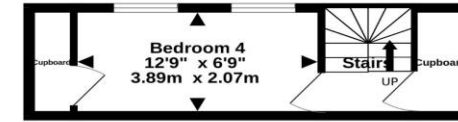
Top level bedroom with 2 x double glazed windows, central heating radiator and built in eaves storage.



1st Floor
738 sq.ft. (68.5 sq.m.) approx.



2nd Floor
153 sq.ft. (14.2 sq.m.) approx.

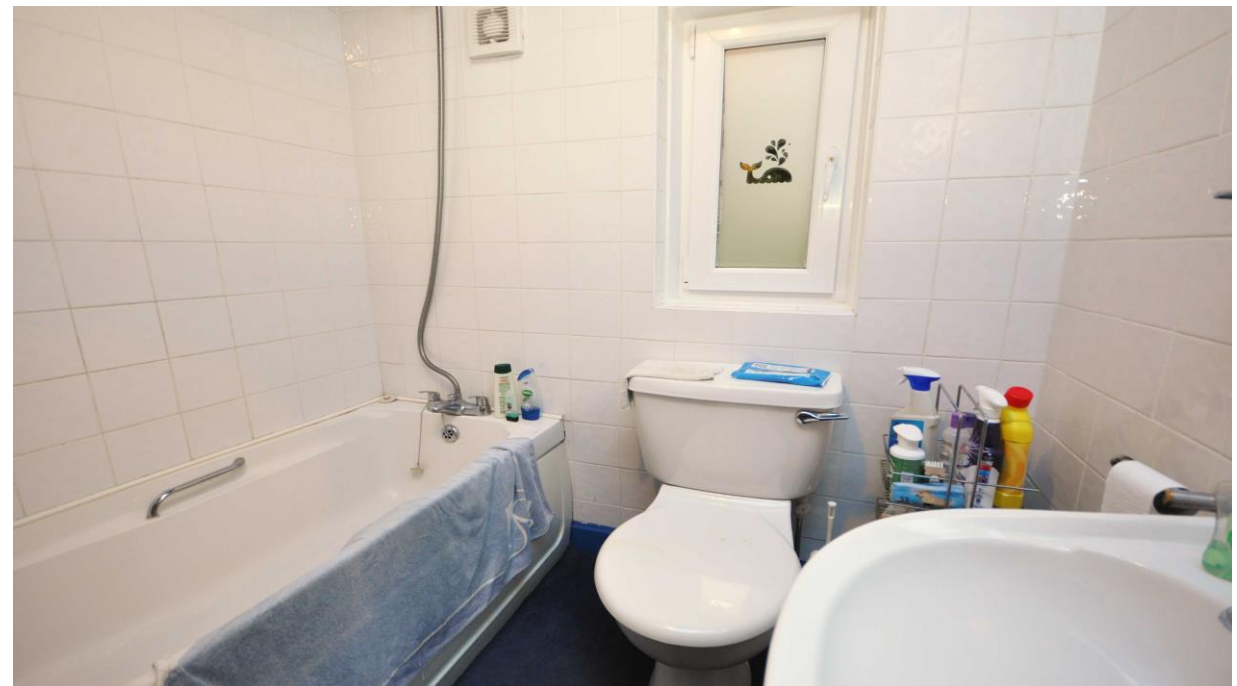


Ground Floor
1051 sq.ft. (97.6 sq.m.) approx.

TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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 F

EPC RATING

D

SERVICES

Mains electricity, gas, drainage & water.

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.

