

FOR SALE

**"PORTLAND"
25 LARG ROAD,
STRANRAER, DG9 0JQ**



An opportunity arises to acquire a delightful detached, extended bungalow, occupying a first-class location within a prime residential development in the sought after and prestigious west end of Stranraer. The property provides comfortable, tasteful and bright accommodation over one level. There is a full range of pleasing features to appreciate within this well-maintained home including a splendid 'shaker' style kitchen, delightful bathroom, en-suite master bedroom and lovely conservatory to rear. Electric heating and full uPVC double glazing. Set within its own fully landscaped and secluded area of garden ground. Easy access to Loch Ryan shore.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
'DINING' KITCHEN, CONSERVATORY, BATHROOM,
2 BEDROOMS (1 EN-SUITE), LARGE GARAGE (with
Utility Area), SECLUDED GARDEN**

PRICE: Offers over £200,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a first-class location within the prestigious and residential west end of Stranraer, this is a well-presented and extended, modern detached bungalow which provides well-proportioned, bright and comfortable accommodation over one level.

The property is in excellent condition throughout and benefits from a most spacious 'dining' kitchen, the addition of a splendid conservatory to the rear, delightful bathroom, en-suite master bedroom, uPVC double glazing and electric heating.

Of traditional construction under a tiled roof, the property is situated within its own fully landscaped, well stocked and pleasantly secluded garden ground. The outlook to the front is over other private residential properties of varying design, with the outlook to the rear being over garden ground.

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to Larg beach almost directly adjacent to the property.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant.

There is a convenient town centre and secondary school transport service available from close by.

Viewing of this most attractive and comfortable detached family home is to be thoroughly recommended.

ENTRANCE PORCH: (Approx 1.29m – 1m)

Access to the property is by way of double uPVC storm doors. There is a glazed interior door to the hallway with side panel. Tiled flooring.

HALLWAY:

The hallway provides access to almost all the accommodation and has a built-in hall cupboard housing the modern consumer unit and electric meter. Access to the loft with light and pull-down ladder.



Further hallway image



LOUNGE: (Approx 4.72m – 4m)

This is a well proportioned, bright and comfortable main lounge to the front. There is a wall mounted electric fire, two telephone points and TV point.



'DINING' KITCHEN: (Approx 6.19m – 4m)

The spacious 'dining' kitchen is fitted with a full range of 'shaker' style floor and wall mounted units with ample 'butcher block' style worktops incorporating a stainless-steel one and a half bowl sink unit with mixer. There is an electric cooker point, cooker extractor hood, plumbing for a dishwasher, plumbing for an automatic washing machine, under counter space for a tumble dryer and under counter space for a fridge. Sliding patio doors and glazed interior door leading to the conservatory.



[Further kitchen images](#)



CONSERVATORY: (Approx 5.7m – 3m)

Located to the rear of the property and directly off the kitchen this is a delightful and most spacious conservatory with a lovely outlook over the rear garden. There are french doors leading to a paved patio, side access door, attractive wall lights and TV point.



BATHROOM: (Approx 2.48m – 1.54m)

The bathroom has been fitted with a three-piece suite in white comprising WC, WHB and Bath. There is an electric shower over the fully tiled bath with shower curtain.



BEDROOM 1: (Approx 4.21m – 2.99m)

A bedroom to the rear with CH radiator.



EN - SUITE: (Approx 2.76m – 1.93m)

The spacious en-suite has been fitted with a three-piece Champagne suite comprising WHB, WC and fully tiled shower cubicle with electric shower.



BEDROOM 2: (Approx 4.41m – 3.14m)

A bedroom to the front with two built-in wardrobes.



GARAGE: (Approx 2.8m – 8m)

This is a detached garage to the side with up and over door to the front, window to the side and side access door. Power and light.

GARDEN:

The property is set amidst its own extensively landscaped area of garden ground. To the front there is a gravelled area, shrub borders, mature trees and gravel drive-in to the garage. The secluded, enclosed rear garden is comprised of a paved patio, gravel border, small lawn, mature shrubs, trees and screen hedging.





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: 02/05/2024

COUNCIL TAX: Band 'E'

GENERAL:

All fitted flooring, blinds, dishwasher and cooker are included in the sale price.

SERVICES:

Mains electricity, water and drainage. EPC = E

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 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.

