




1 Willowbank
Stranraer, DG9 0DL



Spacious, modern
detached 3-bedroom
bungalow in excellent
condition throughout.

Offers Over: £225,000 are invited

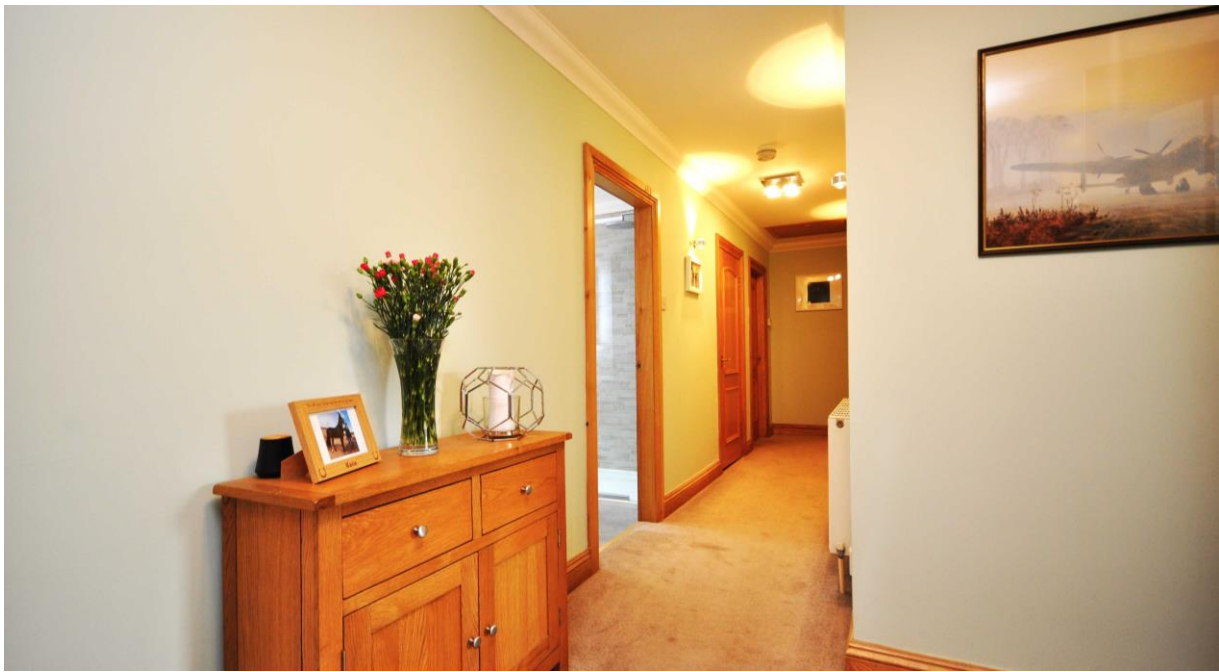
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Key Features:

- . Spacious family home
- . New modern bathroom suite
- . Oil fired central heating (new tank and boiler installed 2020)
- . Fresh décor
- . Enclosed garden to rear
- . Walk in condition
- . Convenient location
- . Fully double-glazed
- . Three double bedrooms





Property description

An immaculately presented and spacious modern detached bungalow occupying a most pleasant location within a popular and sought after residential development. The property is in first class condition throughout and provides well-proportioned and comfortable accommodation over one level. There are many attractive features to appreciate within this splendid family home including oak finishing's throughout, delightful kitchen, modern bathroom, full uPVC double glazing and oil-fired central heating. It is set within its own area of easily maintained garden ground.

Located within a most popular and sought after residential development towards the west end of Stranraer, this is an immaculately presented detached modern bungalow which provides most comfortable, bright and very well-proportioned accommodation over one level. The property is of timber frame construction under a tiled roof, finished in brick / render and benefits from a splendid kitchen, delightful modern bathroom (fitted 2020), En-suite master bedroom, attractive oak finishings throughout, the use of Karndean flooring, full uPVC double glazing, uPVC external fascia's and oil-fired central heating to which a new oil tank and boiler were both installed in 2020 with a 5-year guarantee.

The property is situated adjacent to a range of modern residences of varying style and is set within its own fully landscaped and very easily maintained garden ground. There is a view to the front over other private residences and to the rear over the garden ground and open farmland hillside. Local amenities include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.





Accommodation

PORCH:

The property is accessed by way of an uPVC storm door with side panel. Carpeted flooring and glazed interior door to the hallway.

HALLWAY:

The wide and welcoming hallway provides access to all of the accommodation. Carpeted flooring, wall lights, CH radiator, telephone point and two built-in storage cupboards.

LOUNGE:

A spacious main lounge to the front. Carpeted flooring, wall lights, CH radiator and TV/satellite point.

DINING ROOM:

The spacious area is laid out in an open plan and split-level basis with the main lounge. Karndean flooring, CH radiator and wall lights. French doors to the hallway.

'DINING' KITCHEN:

The kitchen has been fitted with an extensive range of contemporary floor units with ample worktops incorporating a one and a half bowl stainless steel sink with swan neck mixer. There is a Rangemaster cooker, extractor hood and integrated dishwasher. Karndean flooring, French doors to the garden, spotlight rails and two CH radiator.

UTILITY ROOM:

The utility room is fitted with same style of units and worktop as the kitchen. One and a half bowl stainless steel sink with swan neck mixer, plumbing for an automatic washing machine and under counter space for a tumble dryer.

BATHROOM:

Recently fitted modern bathroom (2020) with luxury bath, walk in mains rainfall style shower, toilet & WHB with built in storage units. Light up mirror, tiled wall, double glazed window and central heating radiator.

BEDROOM 1:

A bedroom to the rear with TV point and CH radiator. There is walk-in shelved wardrobe with interior light.

EN-SUITE:

Newly fitted ensuite comprising of mains shower cubicle with splash panel boarding, toilet, WHB, double glazed window and heated towel rack as well as fitted extractor fan.

BEDROOM 2:

A bedroom to the front with built-in wardrobe, carpeted flooring and CH radiator.

BEDROOM 3:

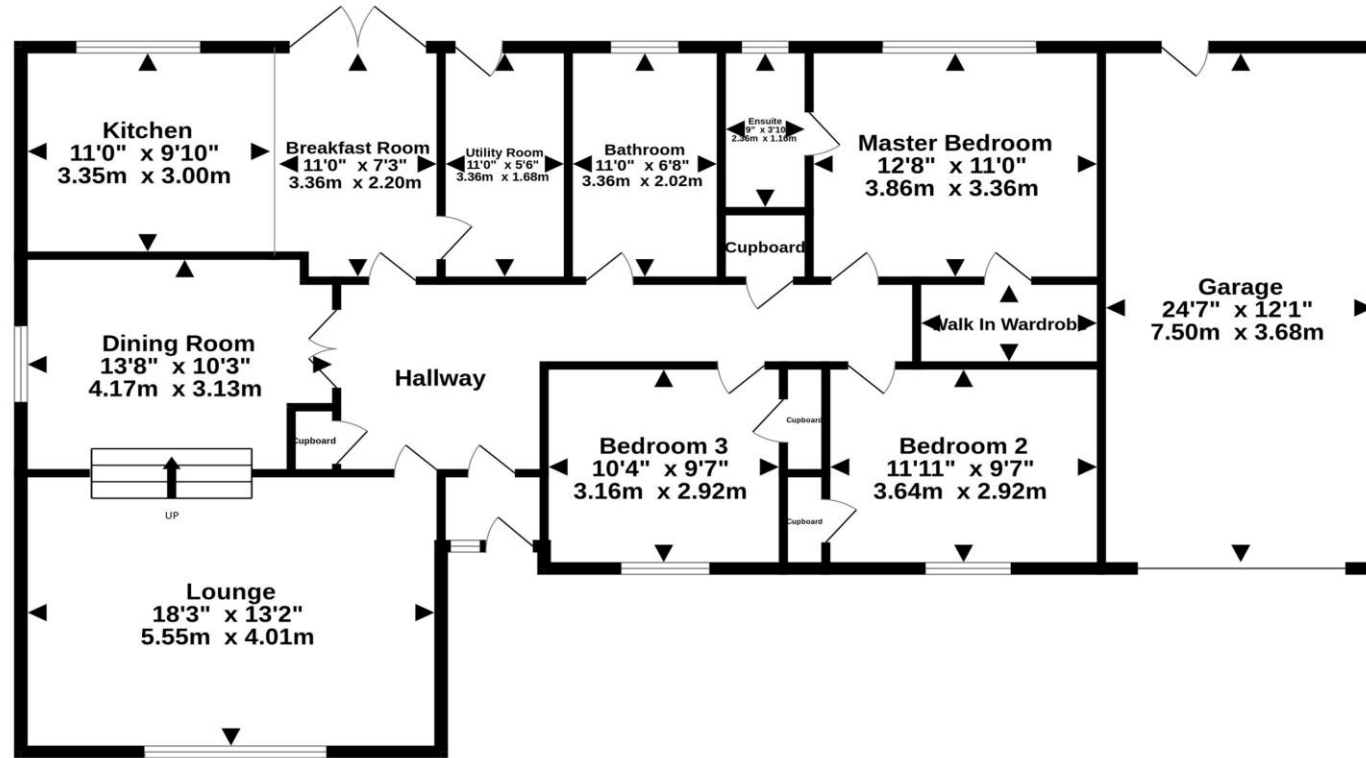
A further bedroom to the front with built-in wardrobe, TV point and CH radiator.

GARAGE:

A most spacious garage to the side with up & over door to the front, service door to the rear, power and light. . The Worcester oil fired central boiler and electricity meter/fuseboard are located within the garage.



Ground Floor



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. New oil tank and boiler installed 2020 with 5-year guarantee.

GARDEN GROUND

The property is set within its own area of low maintenance garden. The front has been laid out in gravel chippings for ease of maintenance and is set within a low-level fence which now benefits from having double gates for rear access. There is a mono-block driveway leading to the garage and which provides ample room for off road parking. The enclosed rear garden has fully been laid out decorative paving. Outside lighting and outside water supply.

COUNCIL TAX

Band E

EPC RATING

D(62)

SERVICES

Mains electricity, drainage & water. Oil fired central heating.

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.