

FOR SALE

**'MUIZENBERG'
HAWTHORN ROAD,
STRANRAER, DG9 0EZ**



An opportunity arises to acquire a well-proportioned, detached family bungalow occupying a prime location within the much sought after and prestigious, residential west end of Stranraer. Of traditional construction under a tile roof, the property benefits from some uPVC double glazing and electric heating. In good condition throughout, there is scope for general modernisation within. Set amidst its own generous area of landscaped garden grounds. Ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM,
KITCHEN, PANTRY, BATHROOM, 3 BEDROOMS,
GARAGE, GARDEN**

PRICE: Offers over £200,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

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

www.swpc.co.uk



DESCRIPTION:

Occupying a prime location within the much sought after and prestigious residential west end of Stranraer, this is a well-proportioned, detached family bungalow.

Of traditional construction under a tiled roof the property benefits from some uPVC double glazing and electric heating. The property will benefit from some general modernisation.

The property is set amidst its own generous area of landscaped garden ground. The outlook to the front is to other private residences and to farmland beyond, while the outlook to the rear is over garden ground. It is situated adjacent to other detached private residences in this most attractive part of the west end.

Local amenities include general store, Sheuchan Primary School and nearby access to the Loch Ryan shoreline while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately one and a half miles distant.

There is also a most convenient town centre and secondary school transport service available from closeby.

ENTRANCE PORCH:

Access to the property is by way of an outer storm door with side panel. Glazed interior door with side panel.

HALLWAY:

The hallway provides access to almost all of the accommodation. Two built-in cupboards. Electric storage heater.



LOUNGE:

A spacious lounge to the front with tiled fire surround and hearth. Electric storage heaters and TV point.



DINING ROOM:

A further reception room to the rear with a built-in cupboard and electric storage heater.



Further dining room image



KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with onyx style worktops. Electric cooker point and plumbing for an automatic washing machine. Electric storage heater.



PANTRY:

A walk-in shelved pantry.

BATHROOM:

The bathroom has been fitted with a three-piece suite comprising WHB, WC and cast iron bath. There is an electric shower over the bath.



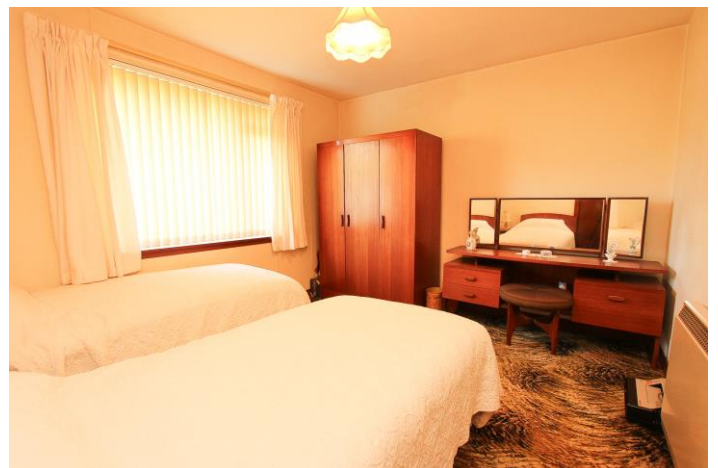
BEDROOM 1:

A bedroom to the front with a built-in wardrobe.



BEDROOM 2:

A bedroom to the rear with an electric storage heater.



BEDROOM 3:

A further bedroom to the front with a built-in wardrobe and electric storage heater.



GARAGE:

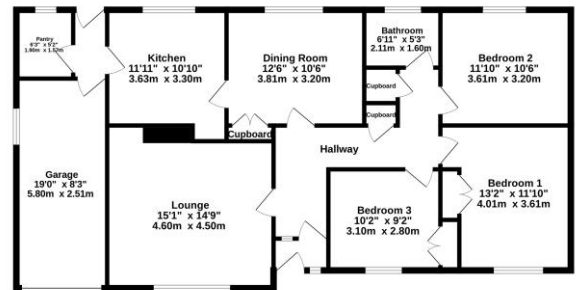
An integral garage to the side with an electric roller door to the front.

GARDEN:

The property is set amidst its own generous area of landscaped garden ground. The front has mainly been laid out to lawn with rose borders. There are driveways to each side of the house. The rear garden is comprised of lawns, mature shrub border and flower borders.



Ground Floor
1221 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. See to scale. Illustration purposes only.
View on Map: 1221

ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 02/02/2024

COUNCIL TAX: Band 'E'

SERVICES:

Mains electricity, drainage and water. EPC = F

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**