

FOR SALE

22 BROOKFIELD CRESCENT, STRANRAER, DG9 0HY



Occupying a pleasant residential location within the popular and sought-after west end of town, this is a well-presented detached bungalow providing comfortable accommodation over one level. The property benefits from a spacious 'dining' kitchen, modern shower room, sun porch to the front, sun lounge to the rear, bright décor and a delightful outlook to the rear over farmland. Set within a fully landscaped and easily maintained area of garden ground with ample off-road parking. Conveniently situated close to Sheuchan Primary School. Full gas fired central heating and uPVC double glazing.

**SUN PORCH, 'DINING' KITCHEN, LOUNGE, SUN
LOUNGE, SHOWER ROOM, 2 BEDROOMS, UTILITY
PORCH, GARAGE/WORKSHOP, WC, GARDEN**

PRICE: Offers over £165,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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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 position within the ever popular residential west end of Stranraer, this is a detached bungalow which provides well-proportioned accommodation over one level.

The property, which is of traditional construction under a tiled roof benefits from a most generous 'dining' kitchen, modern shower room, the addition of a sun lounge to the rear, a sun porch to the front, bright décor, uPVC double glazing and gas fired central heating.

It is set amidst its own well-maintained garden ground and has a delightful outlook to the rear over farmland.

The property is situated adjacent to other private residences of varying design and is conveniently located within easy reach of local amenities including Sheuchan Primary School and general stores. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant.

There is also a most useful town centre and secondary school transport service available from close by.

Viewing of this delightful detached family villa is to be thoroughly recommended.

SUN PORCH:

The property is accessed by way of an uPVC storm door. Glazed interior door with side panel to the 'dining' kitchen.



'DINING' KITCHEN:

The kitchen has been fitted with a range of oak design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is an electric cooker point, extractor hood and plumbing for a dishwasher. CH radiator.



UTILITY PORCH:

Located off the kitchen. Tiled floor and wall mounted units. Plumbing for an automatic washing machine.



SHOWER ROOM:

The modern shower room is fitted with a WHB, WC and large shower cubicle with an electric shower. Heated towel rail.



LOUNGE:

A splendid reception room to the rear with a delightful outlook. Portuguese stone fire surround and hearth housing an electric fire. CH radiator and TV point.



SUN LOUNGE:

Located off the main lounge. Sliding patio door to the rear garden. CH radiator.



BEDROOM 1:

A bedroom to the front with CH radiator.



BEDROOM 2:

A bedroom to the rear with a built-in wardrobe and CH radiator.

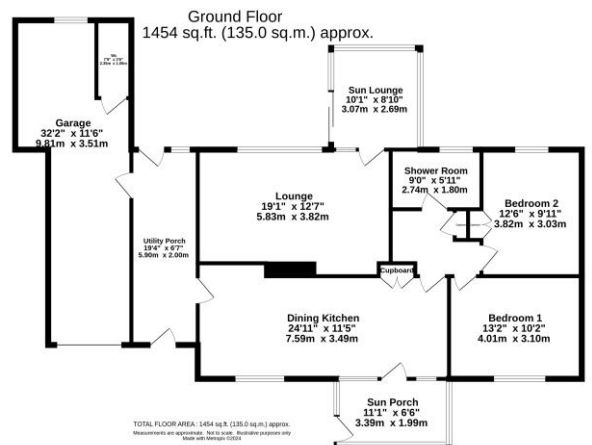


GARAGE/WORKSHOP:

An integral garage with roller door, power, and light. There is a workshop area and WC to the rear.

GARDEN:

The property is set within its own well-maintained area of landscaped garden ground. The front is mainly laid out to lawn with mature shrub borders. There is monobloc driveway leading to the garage. The enclosed rear garden is comprised of paved patios, lawn, shrub borders, gravel drying area, garden shed and lean-to greenhouse.



ENTRY: Negotiable

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

DETAILS PREPARED: 20/08/2024

COUNCIL TAX: Band 'E'

GENERAL:

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

SERVICES:

Mains electricity, gas, drainage and water. EPC = C

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.**