

**FOR SALE**

**"WESTHAVEN"  
7 LARG ROAD,  
STRANRAER, DG9 0JN**



An opportunity has arisen to acquire a generously proportioned bungalow, occupying a first-class location within a prime residential development in the sought after west end of Stranraer. To the rear of the property there is rooftop view towards Loch Ryan and to the Ailsa Craig beyond. This well-proportioned residence benefits from a spacious 'dining' kitchen, delightful bathroom, the addition of a sun lounge to the rear, en-suite master bedroom, uPVC double glazing and gas fired central heating. Set amidst its own area of well-maintained garden ground with the added benefit of ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM,  
'DINING' KITCHEN, SUN LOUNGE, BATHROOM,  
4 BEDROOMS (1 EN-SUITE), LARGE GARAGE, GARDEN**

**PRICE: Offers over £290,000 are invited**



Property Agents

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Introducers for  
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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Occupying a first-class location within the west end of Stranraer, this is a most attractive, well-presented, detached, bungalow which provides spacious and bright family accommodation over one level.

"West Haven," benefits from an oak 'dining' kitchen, delightful bathroom, the addition of a sun lounge to the rear, en-suite master bedroom, Upvc double glazing and gas fired central heating.

Of traditional construction under a tiled & felt roof, the property is set amidst its own generous area of mature, landscaped garden ground. The outlook to the front is over other private residential properties of varying design. There is a rooftop view to the rear towards Loch Ryan and to the Ailsa Craig beyond.

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 spacious family home is to be thoroughly recommended.

## ENTRANCE PORCH:

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

## HALLWAY:

The wide and welcoming hallway provides access to almost all of the accommodation. Built-in hall cupboards, CH radiator and access to the loft.



## LOUNGE:

This is a well proportioned, bright and comfortable main lounge to the rear. There is a tiled fireplace, CH radiator and TV point.



## 'DINING' KITCHEN:

The spacious 'dining' kitchen is fitted with a full range of medium oak floor and wall mounted units with ample worktops incorporating a ceramic sink with swan neck mixer. Electric cooker point, extractor hood, plumbing for an automatic washing machine and plumbing for a dishwasher. Ceramic tile splashbacks, vinyl panelled ceiling and CH radiator.



### Further kitchen images



**DINING ROOM:**  
A further reception room overlooking the front garden. CH radiator.



### **SUN LOUNGE:**

Located to the rear of the property overlooking the garden ground to Loch Ryan beyond, this is a spacious sun lounge. CH radiator and TV point.



### **BATHROOM:**

The vinyl bathroom has been fitted with a three-piece suite in white comprising WC, WHB and Bath. There is a large corner shower cubicle with a mains shower. CH radiator.



**BEDROOM 1:**

A bedroom to the rear with CH radiator.



**BEDROOM 2:**

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



**BEDROOM 3:**

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



**EN – SUITE WC:**

Comprising WHB and WC. CH radiator.



#### BEDROOM 4:

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

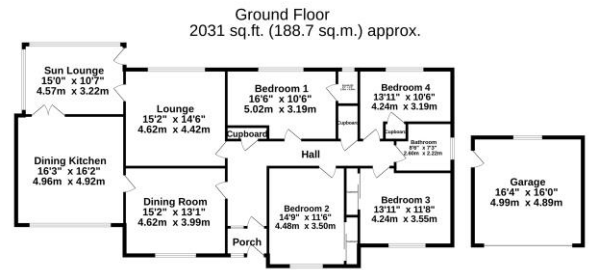


#### GARAGE: (Approx 5m – 4.8m)

A large, detached garage with electric up & over door to the front, side service door, power & light.

#### GARDEN:

The property is set amidst its own generous area of mature garden ground. The front has been laid out to lawn with mature cherry blossom trees, shrub borders and is set within a low-level wall. There is a sweeping gravel driveway providing ample off-road parking. The enclosed rear garden is comprised of a paved patio, extensive lawn and screen hedges. There is a wooden garden shed.



TOTAL FLOOR AREA: 2031 sq.ft. (188.7 sq.m.) approx.  
Measurements are approximate. See in situ. Excludes patios only.  
View on Siteplan: 10021

ENTRY: Negotiable

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

DETAILS PREPARED: 14/05/2024

COUNCIL TAX: Band 'F'

**GENERAL:**

All fitted flooring, blinds and integrated kitchen appliances included in the sale price.

**SERVICES:**

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

**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

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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.