

FOR SALE

**"CLUDEN"
WHITEHOUSE ROAD,
STRANRAER, DG9 0JB**



An opportunity has arisen to acquire a most spacious, individually designed bungalow of outstanding quality, occupying a prime location within the much sought after and prestigious west end of Stranraer. "Cluden" is set amidst its own generous area of mature, secluded and fully landscaped garden grounds, with ample off-road parking. The property benefits from a 'dining' kitchen, large bathroom, attractive internal finishings, floored loft (with 2 rooms, WC and eaves storage), full double glazing and oil-fired central heating.

**HALLWAY, LOUNGE, DINING ROOM, SUN LOUNGE,
'DINING' KITCHEN, UTILITY ROOM, BATHROOM, WC,
3 BEDROOMS, LARGE LOFT CONVERSION, BOILER
ROOM, STORE, GARAGE, GARDEN**

PRICE: Offers over £285,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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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 prime location within the much sought-after west end of Stranraer, this is a most spacious, detached family bungalow of outstanding quality and individual architectural design.

Of traditional red-brick construction under a rosemary tiled roof, the property benefits from generous family accommodation, delightful outlook over garden ground, 'dining' kitchen, large bathroom, attractive internal finishings, floored loft (with 2 rooms, WC and eaves storage), double glazing and oil-fired central heating.

"Cluden" is set amidst its own mature, secluded, fully landscaped garden grounds with ample off-road parking. It is situated adjacent to other detached private residences in this most attractive part of the west end.

Local amenities include general stores, 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.

HALLWAY:

The wide and welcoming hallway is accessed by way of a glazed storm door with side panels.



LOUNGE:

A generous main lounge with bay window to the rear overlooking garden grounds. There is a polished stone fire surround and hearth housing a gas fire, wall lights and TV point.



DINING ROOM:

A further reception room to the rear. Built-in cupboard, wall lights and serving hatch to the kitchen.



SUN LOUNGE:

A sun lounge to the rear with an outlook over garden ground. Access door leading to a paved patio.

Sun lounge images



'DINING' KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units with ample worktops incorporating a stainless-steel sink with swan neck mixer. There is a gas hob, extractor hood, built-in double oven and plumbing for a dishwasher. Built-in larder cupboard.



Further kitchen image



UTILITY ROOM:

A most useful utility room with a range of built-in storage and plumbing for an automatic washing machine.

WC:

Fitted with a WHB, WC and heated towel rail.



BATHROOM:

The bathroom is fitted with a 3-piece coloured suite comprising WC, WHB and Bath. There is a separate shower unit housing a mains shower. Ceramic wall tiles.



BEDROOM 1:

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



BEDROOM 2:

A bedroom to the rear with built-in wardrobe.



BEDROOM 3:
A further bedroom to the rear with built-in wardrobe.



[Further landing image](#)



WC:
Fitted with a WHB and WC.



FLOORED LOFT:
Access to the loft is by way of a pull-down Slingsby ladder. There are two rooms, WC and access to eaves storage.



ROOM 1:
A room with Velux window to the rear.



ROOM 2:



GARAGE:

A detached garage with electric roller door to the front. Power and light.



GARDENS:

The property is set within its own generous area of secluded garden grounds. The front has been laid out to lawn with shrub borders and is set within screen hedging. There is a sweeping gravel driveway with two entries. The enclosed rear garden is comprised of a further lawn, a range of specimen shrubs, trees and raised patio. The greenhouse and garden shed are included.





ENTRY: Negotiable

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

DETAILS PREPARED: 15/07/2024

COUNCIL TAX: Band 'F'

GENERAL:

All fitted flooring, integrated kitchen appliances, greenhouse and garden shed are included in the sale. The piano, dining table and sideboard are available by separate negotiation.

SERVICES:

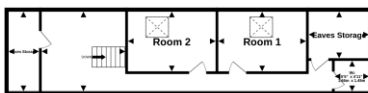
Mains electricity, gas, drainage, and water. EPC = F

OFFERS:

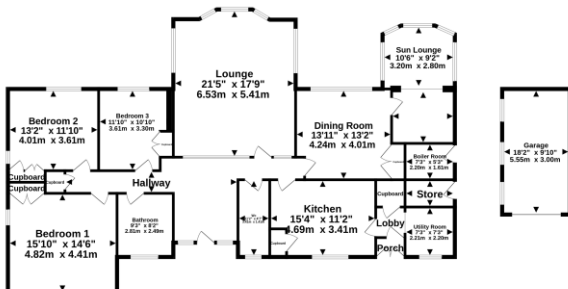
All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

1st Floor
640 sq.ft. (59.5 sq.m.) approx.



Ground Floor
2099 sq.ft. (195.0 sq.m.) approx.



TOTAL FLOOR AREA: 2739 sq ft. (254.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
Marked with MHP/2024

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.