

**FOR SALE**

**12 KNOCKCULLIE ROAD,  
STRANRAER, DG9 7QJ**



A spacious, semi-detached property occupying an excellent location within a popular development towards the south side of Stranraer. Situated within easy reach of Belmont school, The Ryan Centre and all major amenities in and around the town centre. The property benefits from an oak kitchen, generous bathroom, the addition of a conservatory to the rear, brick built shed, uPVC double glazing and gas fired central heating. Set within its own area of fully landscaped garden ground with ample off-road parking.

**HALLWAY, LOUNGE, DINING ROOM,  
CONSERVATORY, KITCHEN, REAR PORCH,  
BATHROOM, 3 BEDROOMS, GARDEN,  
WORKSHOP**

**PRICE: Offers over £115,000 are invited**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

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## DESCRIPTION:

Located within a most popular residential development towards the south side of Stranraer and within easy reach of the town centre, this is a spacious, semi-detached family residence which provides accommodation over two levels.

Of traditional construction under a tile roof, the property benefits from an oak kitchen, spacious bathroom, the addition of a conservatory to the rear, brick built shed, uPVC double glazing and gas fired central heating.

Set within its own area of garden ground with ample off-road parking.

It is situated adjacent to other properties of similar style and has an outlook to the front over other residences and garden ground to the rear.

Local amenities include a general store, primary school and The Ryan Centre, while all major amenities are located in and around the town centre including supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

## HALLWAY:

A uPVC double glazed front door with matching side panel provides the access to the property. There is a built-in cupboard housing the electric meter and fuse board. CH radiator.



## LOUNGE: (Approx 5m – 3.4m)

This is a most comfortable lounge with a carved wood fireplace and marble hearth housing a living flame gas fire. Wall lights, TV point and CH radiator



## Further lounge images



## DINING ROOM: (Approx 2.5m – 3m)

Laid out in an open plan basis with the main lounge. CH radiator and serving hatch to the kitchen.



## CONSERVATORY: (Approx 2.5m – 3.13m)

A delightful conservatory to the rear overlooking the garden. French doors to the garden and CH radiator.

### Conservatory image



### **KITCHEN: (Approx 3.6m – 3m)**

The kitchen has been fitted with a full range of oak floor and wall mounted units with cream worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a gas cooker point, plumbing for an automatic washing machine and under counter space for a fridge & freezer. Breakfast bar, TV point and CH radiator.



### **REAR PORCH: (Approx 0.9m - 1.5m)**

Located off the kitchen and having a uPVC door to the garden. The central heating boiler is to be found here. Understairs cupboard.

### **LANDING:**

The landing provides access to the bedroom accommodation and to the bathroom. CH radiator.



### **BATHROOM: (Approx 2.5m – 1.66m)**

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



**BEDROOM 1:** (Approx 4.2m – 3m)  
A bedroom to the front with CH radiator.



**BEDROOM 2:** (Approx 2.99m – 3.9m)  
A further bedroom to the front with CH radiator.



**BEDROOM 3:** (Approx 2.44m – 3.4m at the deepest)  
A bedroom to the rear with CH radiator.



**WORKSHOP/GARDEN SHED:**  
A most useful brick built shed with uPVC service doors and window.



**GARDEN:**  
The property is set within its own generous area of garden ground. The front has been laid out to lawn with mature shrub/flower borders set behind a low-level wall. There is a driveway to the side with ample room for off-road parking. The fully enclosed rear garden comprises further lawn, shrub borders and greenhouse. Outside lighting and electrical supply.





ENTRY: Negotiable

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

DETAILS PREPARED: 21/08/2024

COUNCIL TAX: Band 'B'

**GENERAL:**

All carpets, blinds cooker, kitchen white goods and greenhouse are included in the sale price.

**SERVICES:**

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

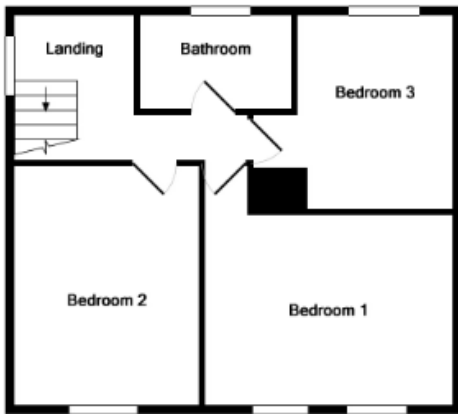
**OFFERS:**

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

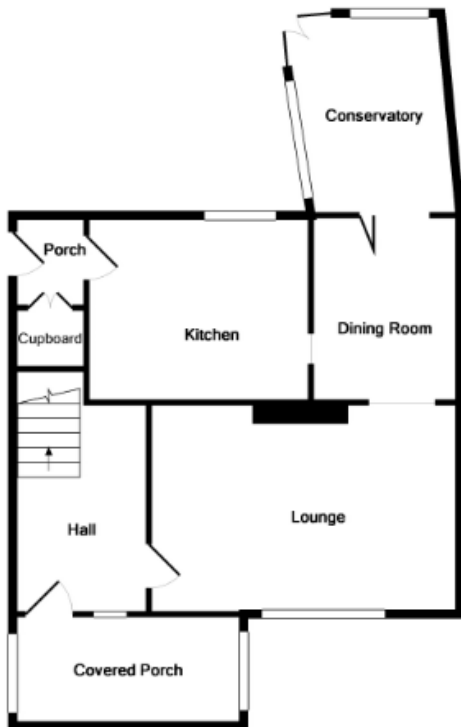
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Stranraer, DG9 7ED.

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1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only  
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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.