

FOR SALE

**12 LOCHANS MILL AVENUE,
LOCHANS, STRANRAER, DG9 9BZ**



A modern, detached bungalow located within a delightful and private residential cul-de-sac on fringe of village. Extremely well-proportioned and comfortable family accommodation on one level with an array of fine features to appreciate including an oak 'dining' kitchen, delightful bathroom, en-suite master bedroom, attractive internal woodwork, double glazing and oil-fired central heating. Pleasant outlook to front over residential cul-de-sac and garden ground to rear. Set within a well-maintained area of garden ground with ample off-road parking.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
UTILITY ROOM, BATHROOM,
3 BEDROOMS (1 EN-SUITE), GARAGE, GARDEN**

PRICE: Offers over £190,000 are invited



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
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DESCRIPTION:

Located within a private and modern residential cul-de-sac on the fringe of the village, this is a superb, detached family bungalow which displays an array of fine features.

The property is in excellent condition throughout and provides well-proportioned accommodation over one level. Of timber frame construction under a tiled roof this splendid home benefits from full oil-fired central heating, double glazing, oak 'dining' kitchen, delightful bathroom, en-suite master bedroom and attractive internal woodwork.

The property is set within its own well-maintained garden and is located adjacent to other private modern residences within the development. The outlook to the front is over the cul-de-sac itself with the outlook to the rear being over garden ground.

Local amenities in the village itself include a general store and village hall, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

The seaside village of Portpatrick, with its harbourside restaurants, hotels and craft shops is a popular attraction and there are superb beaches to be found on the shores of Luce Bay which is only a short drive away. Excellent golf courses are also within easy reach.

Viewing of this most spacious and comfortable family home is to be thoroughly recommended.

HALLWAY:

The property is accessed by way of a wooden storm door with side panel. Built-in cupboard housing the electric meter/consumer unit, 3 x CH radiators, telephone point and access to the loft.



LOUNGE: (Approx 4.2m – 4.5m)

This is a delightful main public room to the front with feature fireplace with carved wood surround and marble insert and hearth housing an electric fire. CH radiator and TV/satellite point.



DINING KITCHEN: (Approx 5.79m – 3.16m)

The kitchen has recently been fitted with a full range of floor and wall mounted units in oak with granite style worktops incorporating a one and a half bowl sink with mixer. There is a four-ring ceramic hob, cooker extractor hood, built-in oven, integrated fridge freezer and integrated dishwasher included. Tiled splash backs and recessed lighting.



[Further kitchen image](#)



UTILITY ROOM: (Approx 1.5m – 3.16m)

The utility room has recently been fitted with floor and wall mounted units in oak with granite style worktops incorporating a stainless-steel sink with mixer. There is plumbing for an automatic washing machine and built-in cupboard housing a new hot water tank. The Eurostar central heating boiler is located in the utility room.



BATHROOM (Approx 1.57m – 3.16m)

The fully tiled bathroom has been fitted with a whisper cream suite comprising WC, WHB and Bath, all with gold accessories. There is a mains shower in place over the bath with shower screen. CH radiator and extractor fan.



MASTER BEDROOM: (Approx 4.2m – 3.3m)

A bedroom to the front with CH radiator and TV point.



EN-SUITE: (Approx 2.28m – 1.06m)

Located off the main bedroom the fully tiled en-suite has been fitted with a WHB, WC and shower cubicle housing a Mira mains shower. CH radiator and extractor fan.



BEDROOM 2: (Approx 3.38m – 3.16m)

A bedroom to the rear overlooking the garden ground with two built-in wardrobes and CH radiator.



BEDROOM 3: (Approx 2.22m – 3.3m)

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



GARAGE: (Approx 3.56m – 5.94m)

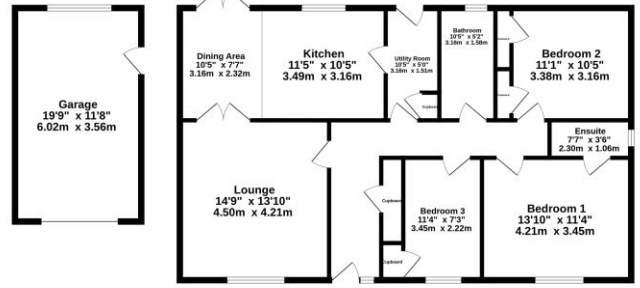
The substantial detached garage is located to the side of the property and has an electric up and over door to the front, security light, service door to the side, window to the rear, light and power.

GARDEN:

The property is set within its own area of garden ground. The front garden is laid out behind a low-level wall. There is an area of lawn with planting borders and paviour driveway leading to the front door and to the garage. To the rear there is a gravel patio area, decorative low-level walls, and pathways around the house, drying area and raised lawn. Outside light and water supply.



Ground Floor
1280 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (119.0 sq.m.) approx.
Measurements are approximate. See to scale. Illustrative purposes only.
Check with local council.

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price.

ENTRY: Negotiable

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

DETAILS PREPARED: 18/09/2024

COUNCIL TAX: Band 'E'

SERVICES:

Mains electricity, water and drainage. Oil fired CH.
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.

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.**