

**FOR SALE**

**3 LOCHINCH CRESCENT  
CASTLE KENNEDY, DG9 8SW**



A very well-presented modern detached bungalow providing splendid family accommodation over one level. The property has been renovated to include a new 'dining' kitchen and new bathroom. The property also benefits from modern electric heating and uPVC double glazing. It is set within its own area of mature garden ground with the added benefit of off-road parking. Situated on the fringe of Castle Kennedy village some 3 miles from Stranraer town centre. Local amenities include primary school, garage, shop and access to Castle Kennedy gardens.

**ENTRANCE PORCH, HALLWAY, LOUNGE,  
'DINING' KITCHEN, BATHROOM, 3 BEDROOMS,  
GARDEN**

**PRICE: Offers over £175,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Located within the popular village of Castle Kennedy and within easy reach of the town of Stranraer, this is an very well-presented, modern detached family bungalow which displays a full range of attractive features.

The property has been renovated to include a splendid 'dining' kitchen and delightful bathroom. The property also benefits from modern electric heating and uPVC double glazing.

Of timber frame construction under a tiled roof, the property is set within its own area of mature garden ground with the added benefit of off-road parking.

It is situated adjacent to other residential properties and has an outlook to the front over the same with the outlook to the rear being over garden ground.

Local amenities include primary school and garage with shop while all major amenities are located in and around the town of Stranraer some 3 miles distant and includes supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

## ENTRANCE PORCH:

Access to the property is by way of a wooden storm. Glazed interior door to the hallway.

## HALLWAY:

The hallway provides access to all of the accommodation. There is a built-in storage cupboard.



## LOUNGE:

This is a bright main lounge to the front with electric storage heater and TV point.



## 'DINING' KITCHEN:

The kitchen has been fitted with a range contemporary floor and wall mounted units with cream worktops incorporating a stainless-steel sink with mixer. There is an electric hob, extractor hood, built-in oven. Plumbing for an automatic washing machine and plumbing for a dishwasher. Sliding patio doors to the rear garden. Electric storage heater.

## Kitchen images



## **BATHROOM:**

The bathroom has been fitted with a 3-piece suite in white comprising a WHB, WC and roll-top bath. There is a separate shower cubicle housing an electric shower. Vinyl wall panelling and heated towel rail.



## **BEDROOM 1:**

A bedroom to the rear with built-in wardrobe. .



## **BEDROOM 2:**

A bedroom to the front with built-in wardrobe and TV point.



### BEDROOM 3:

A further bedroom to the front with built-in wardrobe and electric panel heater.

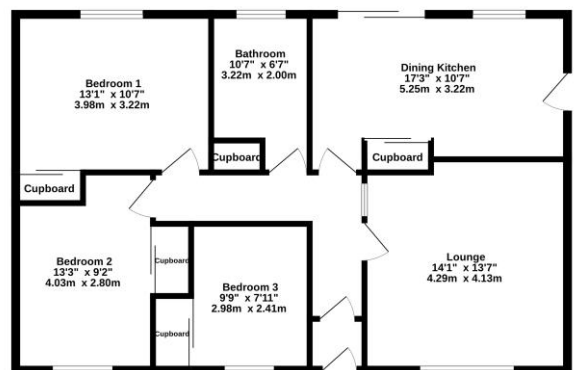


### GARDEN:

The property is situated within its own area of landscaped garden ground. The front has been laid out to lawn with flower borders. There is a monobloc driveway to the side. The enclosed rear garden is comprised of a raised lawn, mature shrub borders, paved patio and summerhouse with timber decking.



Ground Floor  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Intended for purposes only.  
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ENTRY: Negotiable

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

DETAILS PREPARED: 26/09/2024

COUNCIL TAX: Band 'E'

**GENERAL:**

All carpets, light fittings, curtain poles, integrated kitchen appliances and summerhouse are included in the sale price.

**SERVICES:**

Mains electricity, drainage and water. 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

[www.swpc.co.uk](http://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.