

FOR SALE

**"CAIRNVIEW"
LIDDESDALE ROAD,
STRANRAER, DG9 0AX**



An opportunity to acquire a very well-presented detached residence of great character and charm, located within the west end of Stranraer and close to all major amenities. The property is in excellent condition throughout and retains a range of pleasing features including attractive internal wood finishings, ceiling cornice, spacious 'dining' kitchen with a Rayburn, generous bathroom, multi-fuel stove, uPVC double glazing and gas fired central heating. Set amidst its own well-maintained garden grounds with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
DINING ROOM/3RD BEDROOM, 'DINING' KITCHEN,
UTILITY PORCH, BATHROOM, 2 BEDROOMS, WC,
GARDEN**

PRICE: Offers over £150,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

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

www.swpc.co.uk



DESCRIPTION:

Located within the west end of Stranraer and occupying a secluded position, this is a very well-presented detached family home which provides spacious family accommodation over two floors. Of traditional construction under a slate roof, the property is in excellent condition throughout and benefits from a range of pleasing features attractive internal wood finishings, spacious 'dining' kitchen with a Rayburn, generous bathroom, multi-fuel stove, uPVC double glazing, and gas fired central heating.

The property retains a number of traditional features such as the carved wood staircase and pleasant ceiling cornice work. It is set amidst its own well-maintained and enclosed garden ground with ample off-road parking.

It is situated adjacent to a range of private residential properties of varying style.

Local amenities within easy reach include general store and Sheuchan Primary School while all major amenities are to be found in and around the town centre approximately 1 mile distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a convenient town centre and school transport service from close by.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door. Attractive terrazzo tiled flooring, wooden panelling and glazed door to the hallway.



HALLWAY:

The hallway the ground floor accommodation and carved wooden staircase. CH radiator.



LOUNGE:

This is a most pleasant and comfortable room to the front with a red brick fire surround housing a multi-fuel stove. CH radiator and TV point.



DINING ROOM/3rd BEDROOM:

This is a further reception room which could be utilised as a ground floor bedroom, if required. There is a polished stone fire surround with an electric fire. CH radiator.



Further kitchen images



'DINING' KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units in medium oak incorporating tiled worktops incorporating a one and a half bowl stainless steel sink unit with mixer. There is a gas fired Rayburn Nouvelle range which as well as for cooking it provides the central heating and domestic hot water. Quarry tile flooring, CH radiator and spotlight rail.



UTILITY PORCH:

Plumbing for an automatic washing machine and quarry tile flooring.

LANDING:

Provides access to the bedrooms, bathroom, and WC. CH radiator.



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with an electric shower. Built-in cupboards and CH radiator.



BEDROOM 1:

A bedroom to the front with CH radiator.



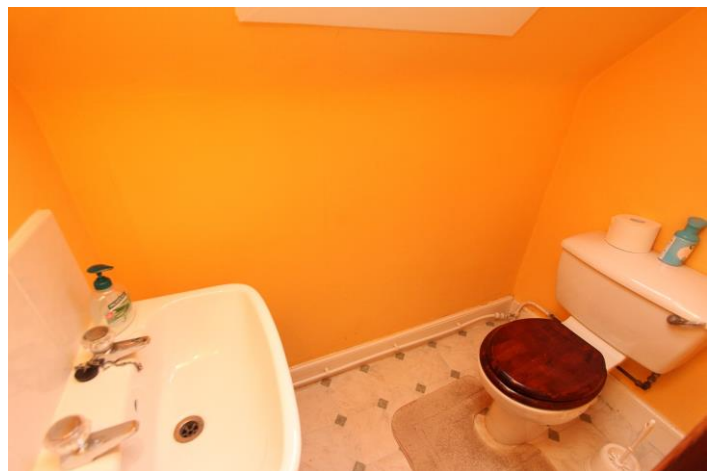
BEDROOM 2:

A further bedroom to the front with CH radiator.



WC:

Comprising a WHB and WC.

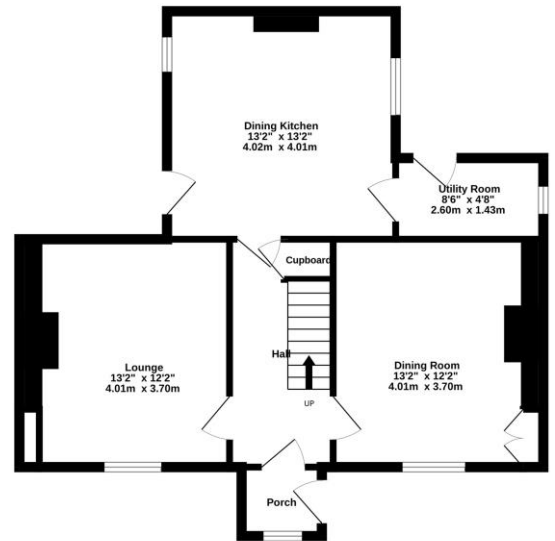
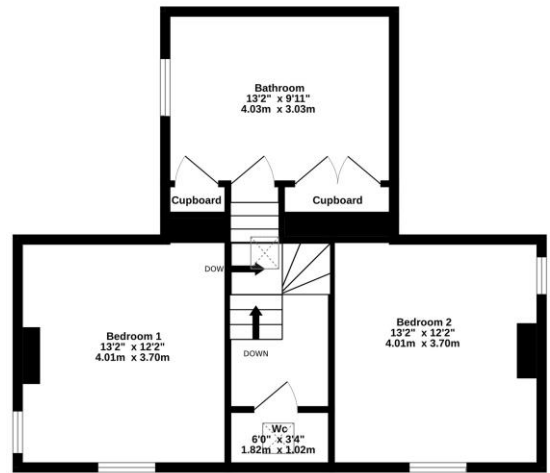


GARDEN:

The property is set within its own well-maintained area of enclosed garden ground comprised of lawns, vegetable plot, shrub borders and paved patio. There is a monobloc driveway providing ample room for off-road parking. The garden shed is included in the sale.



1st Floor
553 sq.ft. (51.4 sq.m.) approx.



Ground Floor
600 sq.ft. (55.8 sq.m.) approx.

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ENTRY: Negotiable

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

DETAILS PREPARED: 31/10/2024

COUNCIL TAX: Band 'D'

GENERAL:

All carpets, curtains, sofas, kitchen table & chairs and garden shed are included in the sale price.

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.

Tel: (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.