

**FOR SALE**

**'CLUNY'  
LARG ROAD,  
STRANRAER, DG9 0JE**



An opportunity has arisen to acquire an immaculately presented, fully renovated, extended family villa, occupying a first-class and very private location within a prime residential development in the west end of Stranraer. From the property itself, there are magnificent views over Loch Ryan to the Ailsa Craig and Arran beyond. In excellent condition throughout having undergone a full programme of modernisation to include, the installation of contemporary kitchens incorporating top of the range "Neff" integrated appliances, the addition of a self-contained annex, new internal plasterwork, new internal woodwork, full re-wire, new uPVC double glazing and the installation of a multi-fuel stove. The property also benefits from oil fired central heating (new boiler installed in 2020). "Cluny" is set amidst its own area of fully landscaped garden ground bordering the shoreline and which capitalises on the views over Loch Ryan and the Broadstone Rock. The garden also benefits from paved patios, raised decking and a covered hot tub enclosure.

**ENTRANCE PORCH, CLOAK ROOM, HALLWAY, LOUNGE,  
'DINING' KITCHEN, UTILITY ROOM, SHOWER ROOM,  
MEZZANINE, 3 BEDROOMS (2 EN SUITE), OFF-ROAD  
PARKING, GARDEN  
ANNEX – 'DINING' KITCHEN, BEDROOM, EN-SUITE,  
SITTING ROOM**

**PRICE: Offers over £390,000 are invited**



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## DESCRIPTION:

Occupying a first class and very private location within the prestigious west end of Stranraer, this is an extended, fully renovated, detached villa which provides very well-proportioned, flexible family accommodation over two floors.

A major feature of this property are the superb views over the waters of Loch Ryan to the Ailsa Craig and Arran beyond.

The property is in excellent condition throughout having recently been modernised to include splendid contemporary kitchens with a comprehensive range of "Neff" integrated appliances, the addition of a self-contained annex, new internal plasterwork, new woodwork, tasteful décor, full re-wire, the installation of a multi-fuel stove and new uPVC double glazing. The property also benefits from oil-fired central heating (new boiler installed 2020).

"Cluny" is set amidst its own newly landscaped garden ground which has been designed to capitalise on the outstanding views over the Loch and benefits from paved patios, glass balustrades, raised decking and covered hot tub enclosure.

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to the Larg beach only a short walk away.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant.

There is a convenient town centre and secondary school transport service available from close by.

## ENTRANCE PORCH

Access to the property is by way of new composite storm doors. Access to the cloak room.

## CLOAK ROOM/HALL:

Comprising fitted seating and storage for coats & shoes.



## LOUNGE:

This is an impressive main lounge to the rear with outstanding views over Loch Ryan. Sliding patio doors leading to a seating area with fire pit. Multi-fuel stove. TV point.



## View from the lounge



## 'DINING' KITCHEN:

The kitchen is laid out in an open plan basis with the main lounge and dining area. It has been fitted with a full range of contemporary floor and wall mounted units with quartz worktops and a comprehensive range of "Neff" integrated appliances.



### Dining area images



### **UTILITY ROOM:**

The utility room has been fitted with plumbing for an automatic washing machine, space for a tumble dryer and a built-in drying rack.

### **BEDROOM 3/SNUG:**

A ground floor bedroom currently utilised as a snug. CH radiator and built-in wardrobes.



### **SHOWER ROOM:**

A ground floor shower room comprising a WHB, WC and vinyl panelled corner shower cubicle. Ceramic wall tiling, tiled flooring, recessed lighting and heated towel rail.



### MEZZANINE:

A first-floor reception area which could also be utilised as a home office. There is a range of built-in shelving and 4 storage cupboards.



### EN-SUITE:

The en-suite is comprised of a three-piece suite in white comprising WHB, WC and 'P' shaped shower bath. Vinyl wall panelling and heated towel rail.



### BEDROOM 1:

A first-floor bedroom to the side with a view to the Loch and golf course beyond. Space for a superking bed, built-in bedroom furniture and TV point.



## BEDROOM 2:

A further first floor bedroom with Velux windows to the front and rear. To the rear there are views to the Loch. Built-in wardrobe and TV point.



## EN-SUITE:

The en-suite is fitted with a WHB, WC and bath. There is a vinyl panelled walk-in shower cubicle.



## ANNEX:

This is a self-contained living space which could also be utilised as a ground floor master suite. The future owner could also incorporate this area into the main house with some remedial alterations. The annex can be accessed separately from the front porch and the utility room.

### 'DINING' KITCHEN:

The kitchen is fitted with a range of contemporary floor and wall mounted units with quartz worktops and "Neff" integrated appliances.



### SITTING ROOM:

A reception room with sliding patio doors leading to raised decking. From the sitting room there are amazing views over Loch Ryan to the Ailsa Craig and Arran beyond. Ceiling roof light and TV point.



## Further sitting room images



### BEDROOM 4:

A further ground floor bedroom with built-in wardrobe.



**EN-SUITE:**

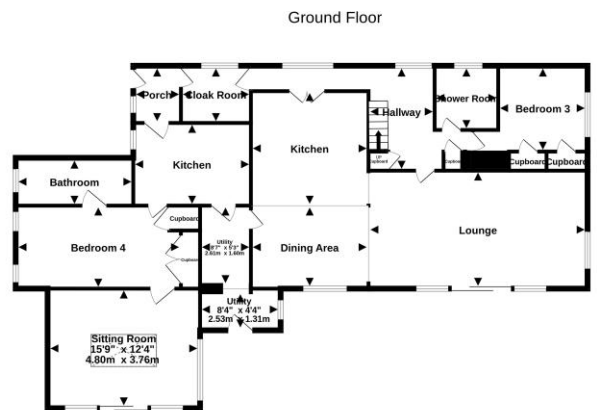
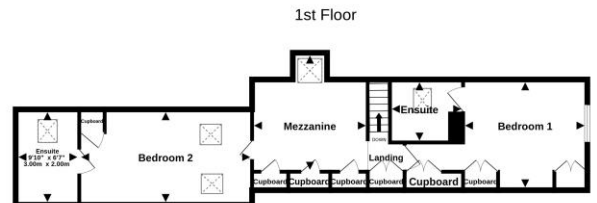
The vinyl panelled en-suite is comprised of a WHB, WC and bath.





**GARDEN:**

The property is set amidst its own area of newly landscaped garden ground, which is comprised of paved patios with glass balustrades, raised decking, hot tub shelter with seating area (hot tub included) and mature shrubs.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metreplan ©2023

ENTRY: Negotiable

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

DETAILS PREPARED: 18/10/2024

**COUNCIL TAX: Band 'F'**

Bands shown do not include the effect on value of alterations or improvements carried out by the current owners. Only when a house is sold will they be taken into account and from the date of sale. There may however be a delay in amending the Band, pending information required by the Assessor becoming available.

**GENERAL:**

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

**SERVICES:**

Mains electricity, water and drainage. Oil fired central heating.

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.

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