

FOR SALE

**'BENACHIE'
CAIRNRYAN ROAD,
STRANRAER, DG9 8AU**



Enjoying wonderful views over the waters of Loch Ryan and beyond, this is a detached bungalow which occupies a much sought after sea front location. The property is particularly convenient for primary & secondary schools. "Benachie" benefits from spacious accommodation, new roof, new gutters & fascias, gas fired central heating and uPVC double glazing. There is scope for some general modernisation within. Set amidst its own generous area of garden ground with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE/DINING ROOM,
KITCHEN, REAR PORCH, BATHROOM, 2 BEDROOMS,
GARAGE, GARDEN**

PRICE: Offers over £245,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

This is a well-proportioned bungalow located within a much sought after residential area and within easy reach of primary and secondary schooling.

The views to the front of the property are indeed spectacular and take in a panoramic outlook over the waters of Loch Ryan and beyond.

The property benefits from spacious living accommodation, new tiled roof, new fascias & gutters, gas fired central heating and uPVC double glazing.

The property also benefits from an extensive floored loft accessed by way of a pull down ladder.

Of traditional construction, the property is set within its own area of well-maintained garden ground with added benefit of ample off-road parking.

It is conveniently located close to a popular restaurant, Wigtownshire Rugby Club and Stranraer FC football ground.

All major amenities are located in and around the town centre which is within walking distance from the property and include supermarkets, healthcare and indoor leisure pool complex.

LOUNGE/DINING ROOM:

A main lounge/dining room to the front taking in splendid views over the waters of Loch Ryan. There is a wooden fire surround, CH radiators and TV point.



ENTRANCE PORCH:

Access to the property is by way of an uPVC storm door. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all of the accommodation. CH radiator, built-in cupboard and access to the loft by way of pull-down ladder.



KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with cream worktops incorporating a stainless-steel sink. Extractor hood, electric cooker point, plumbing for an automatic washing machine and built-in storage.



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 a mains shower. CH radiator.



BEDROOM 2:

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



GARAGE:

A garage to the side with electric roller door to the front, rear service door, power, light and water supply.

GARDEN:

The property is set within its own generous area of well-maintained garden ground. The front has been laid out to lawn. There is an extensive driveway leading to ample off-road parking. The rear garden has also been laid out to lawn.

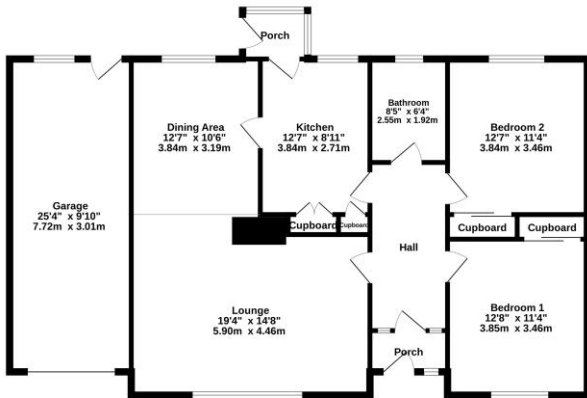


BEDROOM 1:

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



Ground Floor
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrations are not to scale.
Made with Metaplan (2025)

ENTRY: Negotiable

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

DETAILS PREPARED: 17/01/2025

COUNCIL TAX: Band 'E'

GENERAL:

All flooring and blinds are included in the sale price.

SERVICES:

Mains electricity, gas, water and drainage. 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

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.