

19 Dounan Road, Dunragit

Stranraer, DG9 8PR

PRICE: Offers Over **£100,000 are invited**

19 Dounan Road

Dunragit, Stranraer

Dounan Road is situated within the village of Dunragit, approximately six miles east of Stranraer in southwest Scotland. The village occupies a convenient position close to the A75, providing road connections to Stranraer, Glenluce, Newton Stewart and Dumfries. Dunragit offers a quiet residential setting surrounded by countryside, with access to nearby woodland walks and the shores of Luce Bay. Further local amenities, including shops, a post office and healthcare facilities, are available in the neighbouring village of Glenluce. The town of Stranraer provides a more extensive range of facilities, including supermarkets, independent shops, primary and secondary schooling, healthcare services, a leisure centre and a railway station. The surrounding area also offers access to a range of outdoor activities, including walking, cycling, golf and coastal recreation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F



Situated within an established residential area of Dunragit, this semi-detached, chalet-style former local authority property provides well-proportioned three-bedroom accommodation over two levels. The property benefits from a flexible internal layout, with a ground-floor bedroom and bathroom, a modern fitted kitchen, wood-burning stove and generous off-road parking. The enclosed rear garden also features a covered decking area and timber outbuildings.

The accommodation is accessed through a double-glazed uPVC entrance door into the hallway, which provides access to the ground-floor rooms and staircase leading to the upper floor.

The lounge is a well-proportioned room with a large front-facing window allowing ample natural light. Features include hardwood flooring, timber skirting boards and a wood-burning stove set upon a slate hearth with a timber mantel above. A built-in cupboard provides additional storage.

To the rear is a modern fitted kitchen comprising an extensive range of grey high-gloss wall and floor-mounted units, contrasting dark worktops and matching splashbacks. The kitchen is equipped with an integrated oven, electric hob, stainless steel sink and wall-mounted gas boiler. A breakfast bar provides additional worktop space, while two windows and a double-glazed external door provide natural light and access to the covered rear decking area.

Also situated on the ground floor is a bedroom, finished with neutral décor and fitted carpeting, with the added benefit of a fitted wardrobe incorporating mirrored sliding doors. Completing the ground-floor accommodation is a modern bathroom fitted with a white three-piece suite comprising a bath with overhead shower and glazed screen, WC and wash hand basin set within a vanity unit. Contemporary grey marble-effect wall panels and coordinating flooring complete the room.

The first floor comprises two further bedrooms, including a particularly spacious double bedroom. Both rooms benefit from fitted carpeting, neutral décor and built-in wardrobes with mirrored sliding doors. Additional storage is available within cupboards and eaves areas.



Externally, the property occupies a generous plot with substantial concrete hardstanding and decorative gravel to the front and side, providing off-road parking for several vehicles. The grounds are designed for ease of maintenance, with boundary walls and timber fencing.

The enclosed rear garden is predominantly laid to concrete, with a raised timber decking area accessed directly from the kitchen. The decking benefits from a timber-framed canopy with a translucent roof covering, providing a sheltered outdoor seating area.

A further feature is the provision of two timber outbuildings, including a summerhouse-style garden room with glazed double doors and windows, together with a separate building offering additional storage.

Overall, this is a well-presented property offering flexible accommodation, substantial parking and useful garden facilities, suited to a range of prospective purchasers.

- Semi-detached, chalet-style former local authority property
- Three bedrooms, including one on the ground floor
- Spacious lounge with wood-burning stove
- Modern fitted kitchen with high-gloss units and breakfast bar
- Ground-floor bathroom with contemporary three-piece suite
- Two first-floor bedrooms with fitted mirrored wardrobes
- Double glazing and gas central heating
- Extensive off-road parking for several vehicles
- Low-maintenance front and rear garden grounds
- Raised, covered timber decking area to the rear



Hallway
Front entrance via UPVC double glazed panel door leading into hallway providing access to full ground level accommodation. Access to stairs also leading to upper floor accommodation.

Lounge
15' 1" x 12' 4" (4.59m x 3.75m)
Spacious, front-facing lounge with a large double-glazed window providing natural light. Features hardwood flooring, a wood-burning stove set on a slate hearth with timber mantel, ceiling light fitting, radiator, timber skirting boards and internal oak doors. Built-in storage cupboard adjacent to the fireplace.

Dining Kitchen
18' 4" x 6' 6" (5.60m x 1.98m)
Modern fitted kitchen comprising a range of grey high-gloss wall and floor-mounted units with contrasting dark worktops and matching splashbacks. Features an integrated electric oven, electric hob, stainless steel sink with pull-out mixer tap and wall-mounted gas boiler. Finished with tile-effect flooring, ceiling light fittings and a breakfast bar providing additional worktop space. Two double-glazed windows allow natural light into the room, with a double-glazed uPVC door providing access to the rear garden and covered decking area.

Bathroom
8' 5" x 4' 10" (2.57m x 1.48m)
Modern ground-floor bathroom fitted with a white three-piece suite comprising a bath with overhead shower and glazed shower screen, WC and wash hand basin set within a vanity unit. Finished with contemporary grey marble-effect wall panels, coordinating flooring, ceiling panels and a double-glazed window providing natural light.

Bedroom
10' 4" x 8' 1" (3.16m x 2.46m)
Well-presented ground-floor bedroom with a double-glazed window providing natural light. Finished with neutral décor, fitted carpet, timber skirting boards and an oak internal door. Benefits from a built-in wardrobe with mirrored sliding doors, providing useful storage space.







Bedroom
10' 4" x 8' 1" (3.16m x 2.46m)
Well-presented ground-floor bedroom with a double-glazed window providing natural light. Finished with neutral décor, fitted carpet, timber skirting boards and an oak internal door. Benefits from a built-in wardrobe with mirrored sliding doors, providing useful storage space.

Bedroom
10' 9" x 8' 9" (3.27m x 2.66m)
Bright, well-presented bedroom with neutral décor, fitted carpet and timber skirting boards. Features a large fitted wardrobe with mirrored sliding doors, providing useful storage space. A double-glazed window allows natural light into the room, with additional features including a radiator, timber internal door and ceiling loft hatch.

Bedroom
15' 1" x 10' 2" (4.59m x 3.10m)
Spacious first-floor double bedroom with neutral décor, fitted carpet and timber skirting boards. Features a large double-glazed window providing natural light, radiator and extensive fitted wardrobes with mirrored sliding doors and timber surrounds. Additional features include sloping ceiling sections, a ceiling loft hatch and access to eaves storage.

Garden

Enclosed rear garden with a low-maintenance concrete surface and timber fencing along the boundaries. A raised timber decking area is accessed directly from the kitchen and benefits from a timber-framed canopy with a translucent roof covering. The garden also features two timber outbuildings, one with glazed double doors and windows, providing potential for use as a summerhouse or garden room, and a further building offering additional storage.

Driveway - 3 Parking Spaces

The property benefits from a substantial front and side garden area, comprising a combination of concrete hardstanding and decorative gravel, providing generous off-road parking for several vehicles.







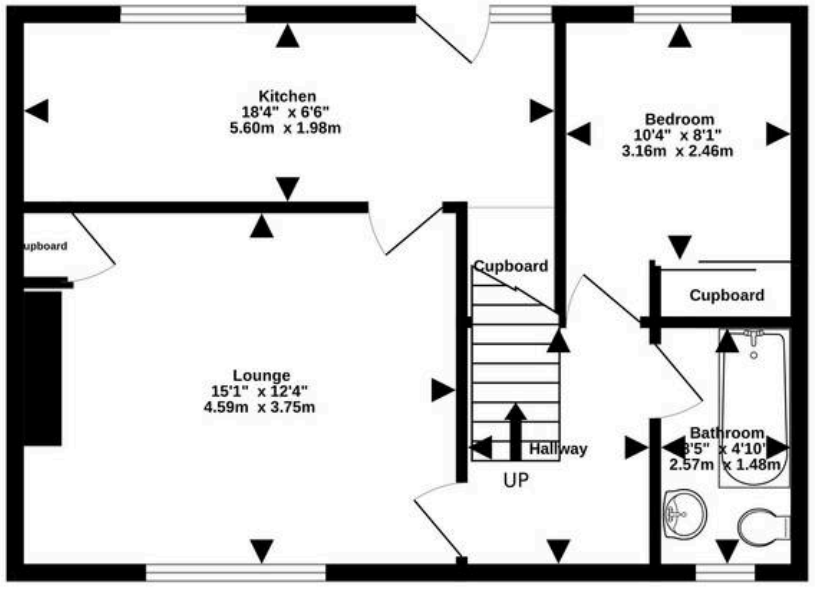




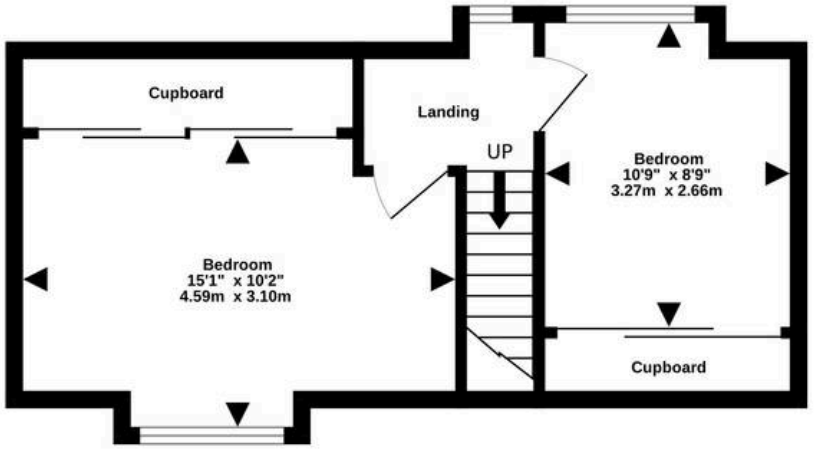




Ground Floor
490 sq.ft. (45.6 sq.m.) approx.



1st Floor
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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The Property Ombudsman

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