



35 Larg Road, Stranraer

Stranraer, DG9 0JQ

Offers Over £190,000 are invited

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Stranraer

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

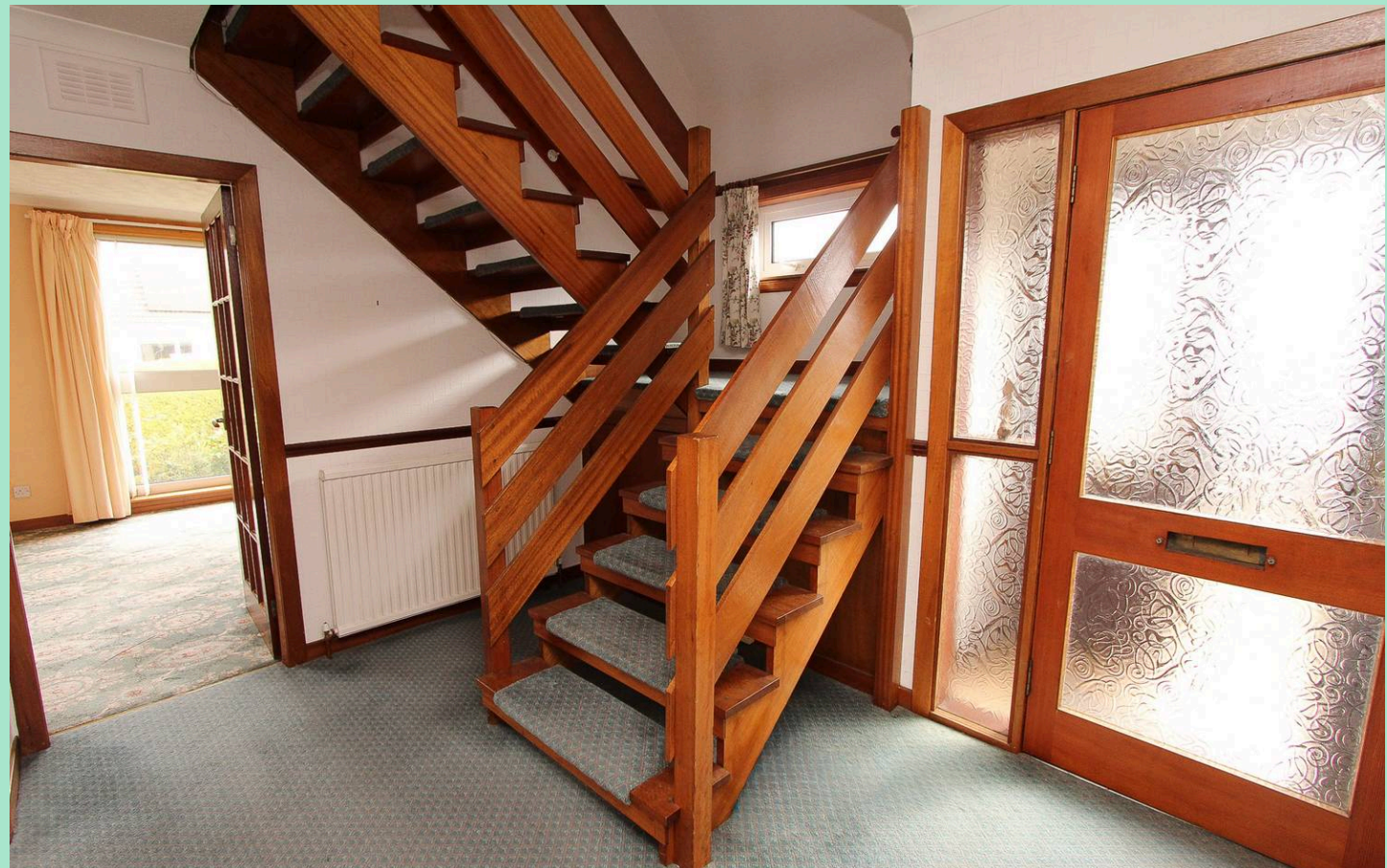
- An extended detached family villa
- Popular residential location
- Spacious family accommodation over two levels
- Ground floor bedroom and a ground floor WC
- Spacious 'dining' kitchen
- Oil central heating and uPVC double glazing
- Fair condition with scope for general renovation
- Easily maintained garden ground
- Off-road parking



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Nestled within a highly sought-after residential area at the end of a quiet cul-de-sac, only a stone's throw from Broadstone Beech, this extended three-bedroom detached family villa offers spacious and versatile accommodation across two levels. The property welcomes you with a sense of comfort and possibility, featuring a ground floor bedroom and a convenient ground floor WC, ideal for multi-generational living or versatile use as a guest suite or home office. The heart of the home is the generously proportioned dining kitchen, perfect for family gatherings and entertaining, with ample space for both dining and culinary activities. Oil-fired central heating and uPVC double glazing ensure a warm and energy-efficient environment throughout the seasons. While the villa is presented in fair condition, it presents a wonderful opportunity for those wishing to personalise and upgrade, with scope for general renovation to create a truly bespoke family home. The accommodation is thoughtfully arranged, offering well-proportioned living spaces that cater to the needs of modern family life, all set within a peaceful and popular neighbourhood.



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The property is surrounded by its own easily maintained garden grounds, offering a delightful balance of privacy and outdoor enjoyment. To the front, a lawn is framed by mature screen hedging, providing an attractive approach and a sense of seclusion from the road. The rear garden is fully enclosed and enjoys a secluded aspect, designed with a combination of lawn and paved areas - perfect for al fresco dining, children's play, or simply relaxing in the fresh air. A detached, link garage sits to the side of the house, featuring an up-and-over door to the front and a practical rear service door for easy access. The property benefits from a private driveway leading to the garage, providing convenient off-road parking for up to two vehicles.

Hallway

The property is accessed by way of double uPVC storm doors leading to a glazed interior door with a glazed side panel. The hallway provides access to almost all of the ground floor accommodation and the open-tread staircase to the first floor. There is a built-in storage cupboard and a CH radiator.

Lounge

A generous main lounge to the front featuring a Fyfe stone fire surround housing an electric fire. CH radiator and a TV point.



Kitchen

The kitchen is fitted with a range of antique pine floor and wall-mounted units with cream worktops incorporating a stainless steel sink with a mixer tap. There is an electric cooker, extractor hood, dishwasher and plumbing for an automatic washing machine.

Rear Porch

A rear porch directly off the kitchen, providing access to the rear garden by way of a uPVC storm door.

Dining Room

A dining room laid out in an open plan basis with the kitchen. Dado rail, CH radiator and French doors leading to the sitting room.

Sitting Room

A spacious sitting room off the dining room with sliding patio doors leading to the front garden. From the sitting room, there is a view to Loch Ryan. Banquette seating, recessed lighting and a CH radiator.

Bedroom 3

A ground floor double bedroom to the rear with a CH radiator.

WC

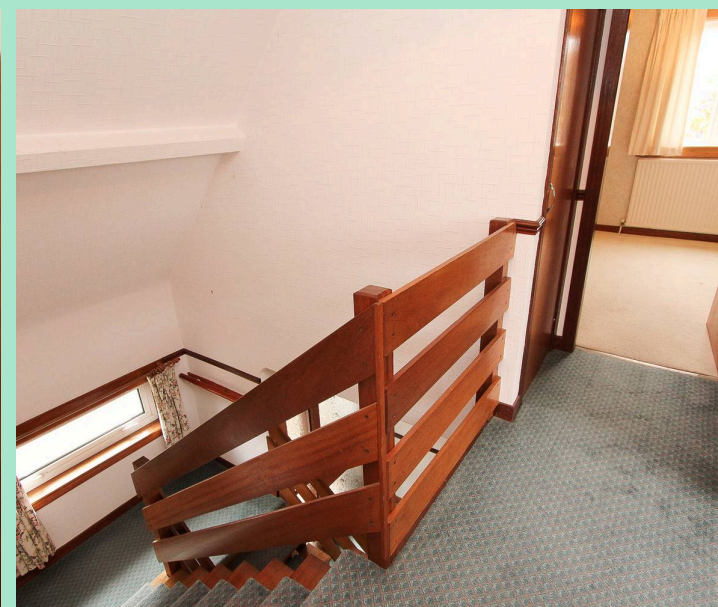
A useful ground floor WC comprising a WHB and WC.

Landing

The upper landing provides access to the family bathroom and two further bedrooms. There are two built-in storage cupboards.

Bathroom

The bathroom is fitted with a three-piece suite comprising a WHB, WC and a bath. There is a separate shower cubicle housing an electric shower. Ceramic tiling to dado rail height.



Bedroom 1

A double bedroom to the front with a pleasant view to Loch Ryan. Built-in wardrobes, dado rail and a CH radiator.

Bedroom 2

A double bedroom to the rear with built-in wardrobes and a CH radiator.

Garden

The property is set amidst its own area of garden ground. The front has been laid out to lawn and is set within screen hedging. The enclosed, secluded rear garden is laid out in a combination of lawn and paving.

GARAGE

Single Garage

There is a detached, link garage to the side with an up-and-over door to the front and a rear service door.

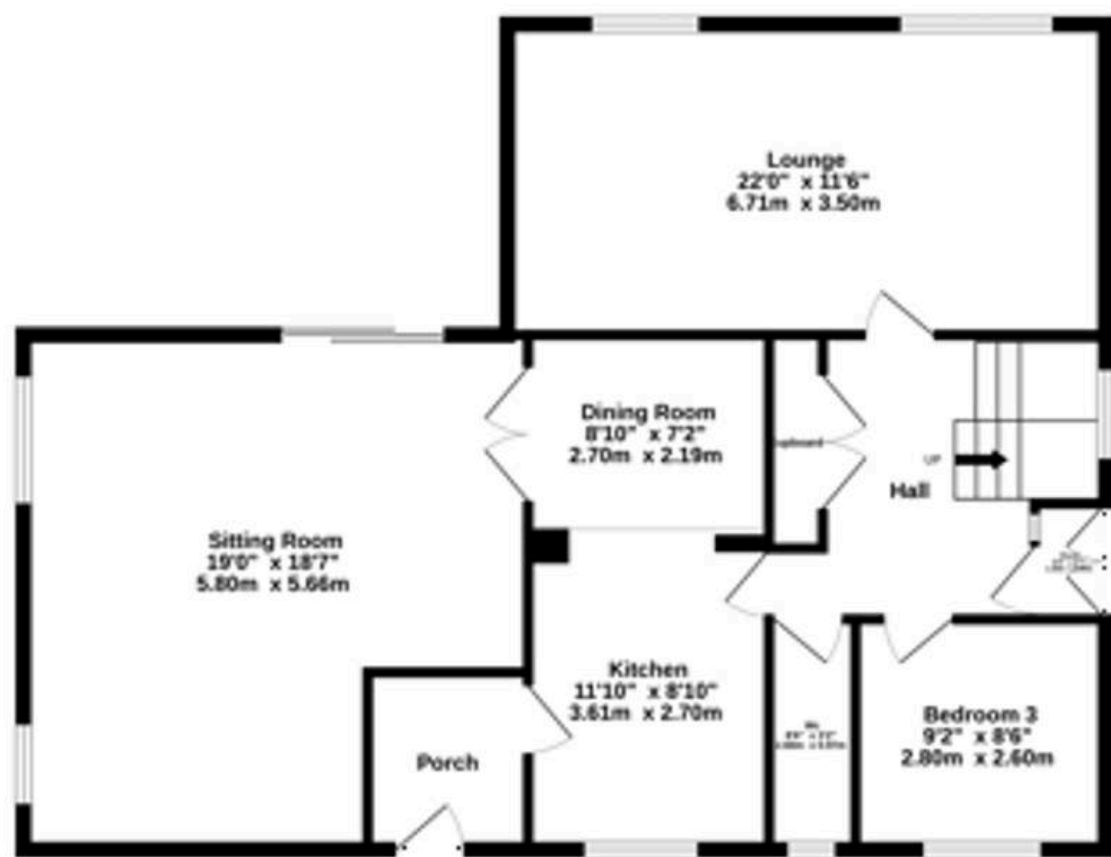
DRIVEWAY

2 Parking Spaces

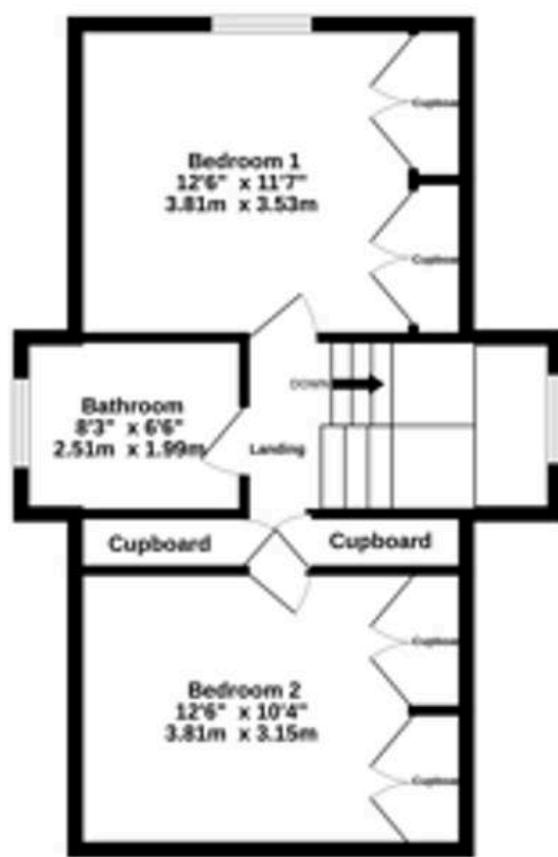
A driveway leading to the garage which provides off-road parking for up to 2 vehicles.



Ground Floor
1006 sq.ft. (93.6 sq.m.) approx.



1st Floor
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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