

SWPC
south west property centre

4 Blackpark View

Stranraer DG9 7SD

4 Blackpark View

Stranraer

Blackpark View is in the Ochtrelure residential area on the southern side of Stranraer. The town offers a range of amenities, including supermarkets, local shops, primary schools, Stranraer Academy and leisure facilities. Stranraer sits at the southern end of Loch Ryan and has a harbour and marina. The A75 and A77 provide road links towards Dumfries and Ayr respectively.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended detached bungalow of timber-frame construction
- Three bedrooms, one currently arranged as a sitting room
- Separate lounge with fireplace
- Fitted dining kitchen with space for a table and chairs
- Bathroom with corner bath and separate shower enclosure
- Built-in hallway storage
- Low-maintenance gravelled front and rear gardens
- Side driveway providing off-street parking
- Separate single garage with pedestrian access from the rear garden



This extended detached bungalow of timber-frame construction is situated on Blackpark View in the Ochtrelure area of Stranraer. The accommodation is arranged on one level and comprises an entrance hallway with built-in storage, a separate lounge, a fitted dining kitchen, three bedrooms and a bathroom.

The lounge has a wide front-facing window and a fireplace with a cream surround and hearth. The dining kitchen has fitted wall and base units, a built-in oven and hob, and space for freestanding appliances. There is room for a dining table and chairs beside the second window, and a part-glazed external door provides access to the side of the property.

The largest bedroom has a built-in cupboard, and one of the two remaining bedrooms is currently arranged as a sitting room. The bathroom is fitted with a corner bath, a separate enclosure with an electric shower, a pedestal wash hand basin and a WC.

The front and rear gardens are laid mainly with gravel for ease of maintenance. The front garden has a paved path and low fencing along the roadside, while the rear garden has stepping stones, a rotary clothes dryer and boundaries formed by fencing and hedging. A driveway runs along the side of the bungalow, providing off-street parking and leading to the single garage, which measures approximately 6.02m × 3.03m. The garage also has a pedestrian door opening onto the rear garden.



Hallway
Side entrance via UPVC storm door leading into open hallway giving access to full living accommodation.

Lounge
14' 0" x 11' 5" (4.27m x 3.48m)
Accessed from the hallway through a glazed timber door with matching side panels, the lounge has a wide window with a radiator below. There is a fireplace with a cream surround and hearth, along with fitted carpet and both wall and ceiling lighting.

Dining Kitchen
19' 0" x 7' 11" (5.80m x 2.41m)
The dining kitchen has wood-effect wall and base units, light worktops and tiled splashbacks. There is a stainless steel sink beneath the window, a built-in oven and hob, and space for freestanding appliances. At the opposite end, there is room for a dining table and chairs beside a second window. A part-glazed door provides access to the exterior.

Bathroom
10' 10" x 7' 11" (3.29m x 2.41m)
The bathroom is fitted with a corner bath, a separate curved shower enclosure with an electric shower, a pedestal wash hand basin and a WC. The room has blue and white wall tiling, recessed ceiling lighting and a window above the basin.

Bedroom
14' 10" x 8' 0" (4.51m x 2.44m)
This double bedroom is accessed from the hallway and has a side-facing window, a built-in cupboard, fitted carpet and a ceiling fan with an integrated light. There is space for a freestanding wardrobe and chest of drawers.







Bedroom
10' 10" x 8' 2" (3.29m x 2.50m)
This bedroom is currently arranged as a spare/sitting room. It has a window with a radiator beneath, fitted carpet and patterned wallpaper.

Bedroom
10' 10" x 8' 6" (3.29m x 2.58m)
This bedroom has fitted carpet and light-coloured walls. It is currently furnished with a single bed, a freestanding wardrobe and a chest of drawers.

Garage
19' 9" x 9' 11" (6.02m x 3.03m)
A detached single garage with an up and over door to front and side timber door access.

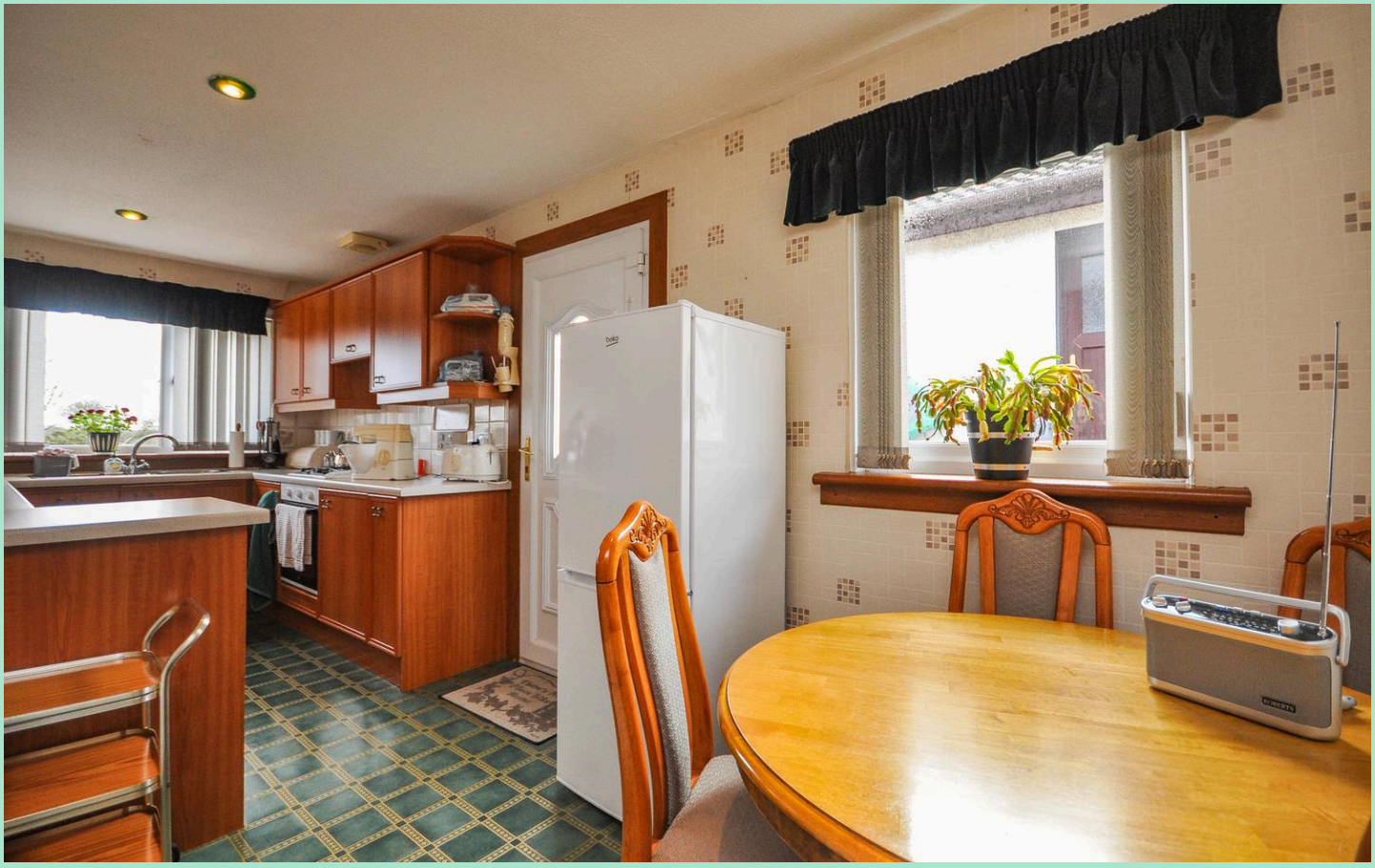
Rear Garden

The rear garden is laid mainly with gravel for ease of maintenance, with stepping stones, a rotary clothes dryer and boundaries formed by timber fencing and hedging. A paved path runs along the side of the property, and a pedestrian door provides access to the garage from the garden.

DRIVEWAY

2 Parking Spaces

The driveway runs along the side of the property and provides off-street parking. It has paved wheel tracks with gravel between and leads to the single garage (6.02m × 3.03m). The garage has a vehicle door facing the driveway and a separate pedestrian door opening onto the rear garden.















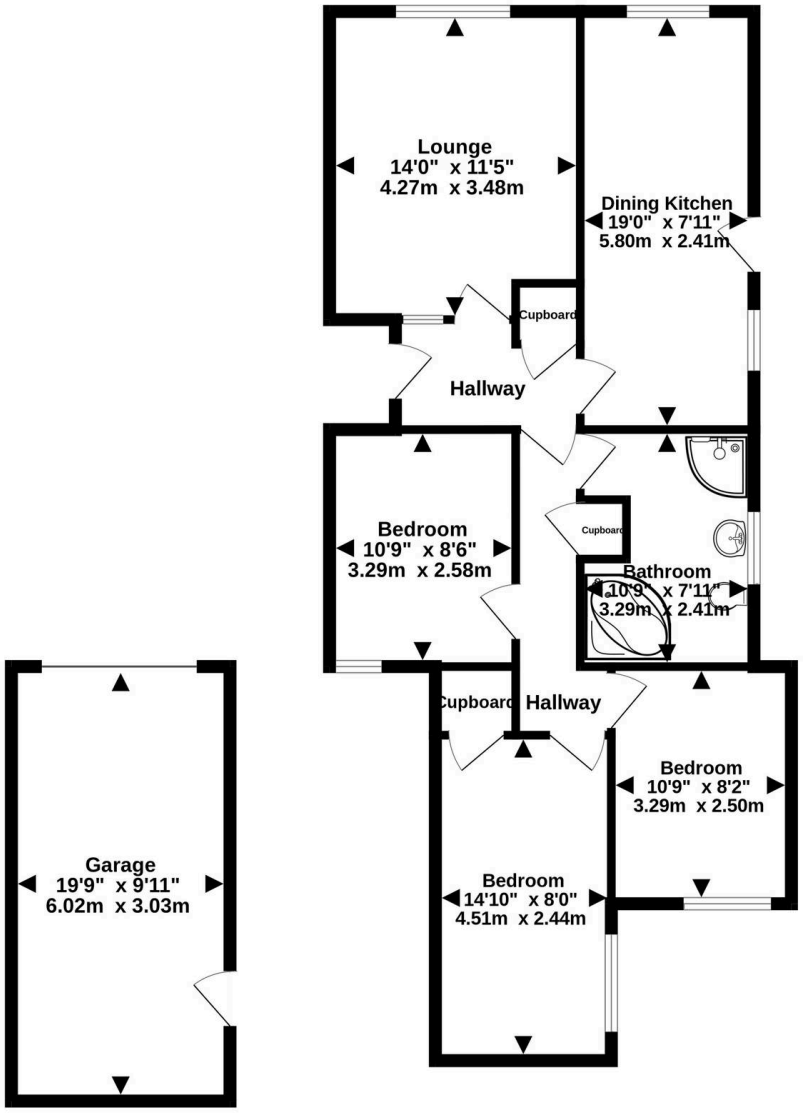








Ground Floor
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.