



4 Cullwick Close, Stranraer

DG9 7TZ

PRICE: Offers Over £130,000 are invited

4 Cullwick Close

Stranraer, Stranraer

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and a secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- A recently constructed semi-detached bungalow
- Located only a short walk from the town centre and the town seafront
- In excellent condition throughout
- Splendid contemporary fitted kitchen
- Delightful bathroom
- PV solar panels
- Gas central heating & uPVC double glazing
- Fully landscaped garden ground
- Off-road parking
- Garden room/home office



4 Cullwick Close

Stranraer, Stranraer

Situated just a stone's throw away from the town centre and the picturesque seafront, this recently constructed semi-detached bungalow exudes modern elegance. Offering 2 bedrooms, this charming residence boasts a splendid contemporary fitted kitchen, a delightful bathroom, PV solar panels, and the comfort of gas central heating with uPVC double glazing.

Impeccably presented and in excellent condition throughout, this home also features a garden room/home office, perfect for those seeking a tranquil work-from-home setting. The property is complemented by fully landscaped garden grounds and off-road parking, ensuring both convenience and style in one delightful package.

Step outside to discover a meticulously maintained garden comprising a lawn, flower borders and a monobloc driveway for off-road parking.



Hallway

The property is accessed by way of uPVC storm door. Large built-in hall cupboard.

Lounge/Dining Room

A spacious lounge to the front laid out in an open plan basis with the dining room and the kitchen. CH radiators and a wall-mounted TV point.

Kitchen

The kitchen is fitted with a full range of contemporary floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood, built-in oven, plumbing for a dishwasher, plumbing for an automatic washing machine and under-unit task lighting.

Bathroom

The bathroom is fitted with a WHB, WC and bath. There is a large vinyl panelled shower cubicle with a mains shower. CH radiator.

Bedroom 1

A master bedroom to the rear with a built-in wardrobe, CH radiator and wall-mounted TV point.

Bedroom 2

A bedroom to the front with a CH radiator and TV point.

Garden Room/Home Office

A bespoke-built, detached garden room/home office. Fully insulated, power, light and sliding patio doors to the front.



GARDEN

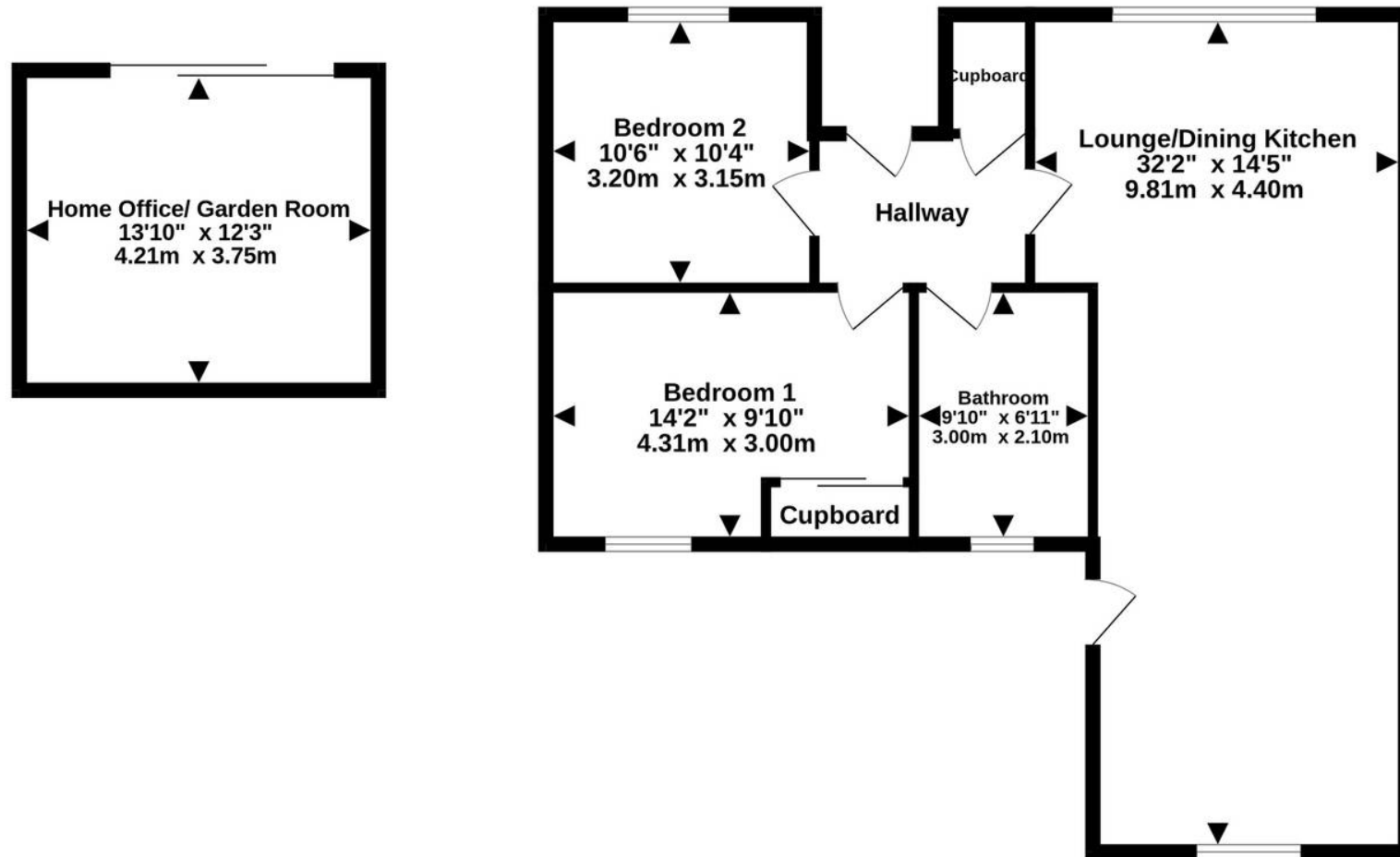
The property is set amidst its own area of very well-maintained garden ground which is comprised of a lawn, flower borders and a monobloc driveway for off-road parking.

DRIVEWAY

ON STREET



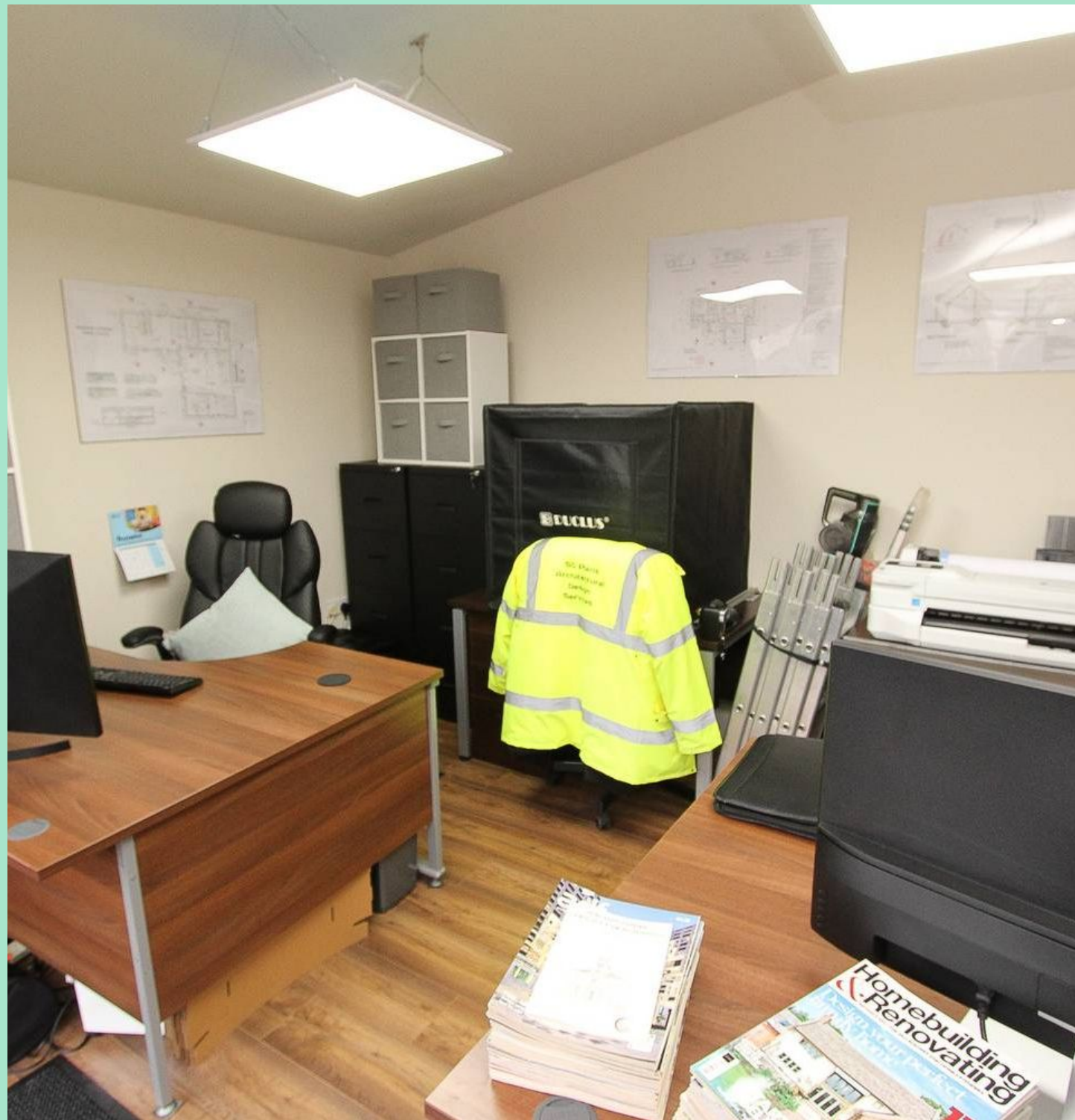
Ground Floor
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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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.