

SWPC
south west property centre

45 Liddesdale Road, Stranraer

Stranraer, DG9 0AE

PRICE: Offers Over **£160,000 are invited**

45 Liddesdale Road

Stranraer

Liddesdale Road is situated within an established residential area of Stranraer, a popular coastal town overlooking Loch Ryan in the south-west of Scotland. Stranraer offers a comprehensive range of local amenities, including supermarkets, independent shops, primary and secondary schooling, healthcare facilities, leisure amenities and a variety of restaurants and cafés. The town provides recreational facilities including golf, bowling, swimming and access to coastal and countryside walks. The surrounding area is well known for its attractive coastline, beaches and rural scenery, with destinations including Portpatrick, Sandhead and the Rhins of Galloway readily accessible. Stranraer benefits from road connections via the A75 and A77, providing access to Dumfries, Ayr and Glasgow. There is also a railway station offering services towards Ayr and Glasgow, while the ferry terminals at Cairnryan provide regular crossings to Northern Ireland. The property offers a convenient residential location with access to the services and amenities of Stranraer, together with the wider attractions of Dumfries and Galloway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Occupying a generous plot within an established residential area of Stranraer, 45 Liddesdale Road is a detached, timber-framed, two-bedroom bungalow offering well-proportioned accommodation on one level, together with a detached garage, extensive off-road parking and attractive, easily maintained garden grounds.

The accommodation comprises an entrance porch leading into the hallway, providing access to the principal living space.

The spacious lounge is positioned to the front of the property and benefits from a large window providing natural light and an outlook over the front garden. The room features a fireplace with inset fire and provides ample space for freestanding furniture.

There is a separate dining room with access to the conservatory. The conservatory is glazed on three sides, providing additional sitting accommodation with views towards the garden.

The kitchen is fitted with a range of wall and floor-mounted units, complementary worktops and tiled splashbacks. There is an integrated oven and hob, space for freestanding appliances and plumbing for a washing machine. A window provides natural light, while an external door gives access to the garden grounds.

There are two bedrooms, both providing space for bedroom furniture. Both bedrooms benefit from fitted wardrobes, offering useful storage accommodation.

Completing the internal accommodation is a shower room comprising a shower enclosure, wash-hand basin and WC, with tiled walls and a window providing natural light.

Externally, the property occupies a generous plot with particularly well-maintained garden grounds. The front garden is attractively landscaped with decorative gravel, established shrubs, shaped conifers and mature planting. An extensive gravelled driveway provides off-road parking for several vehicles and leads towards the detached garage.



The detached garage is of rendered construction beneath a pitched tiled roof, with a roller shutter vehicle entrance, separate pedestrian access and windows.

To the rear, the garden has been designed with ease of maintenance in mind, incorporating decorative gravelled areas, paved pathways, established shrubs and mature planting. There are also substantial paved and block-paved areas surrounding the bungalow and conservatory, providing useful external space.

This property offers an opportunity to acquire a detached bungalow with spacious accommodation, extensive parking, a substantial garage and established garden grounds, conveniently situated within Stranraer.

- Detached two-bedroom timber-framed bungalow
- Situated within an established residential area of Stranraer
- Spacious front-facing lounge with feature fireplace
- Separate dining room
- Fitted kitchen with external access
- Conservatory overlooking the garden
- Two bedrooms, both with fitted wardrobes
- Shower room with three-piece suite
- Well-maintained garden grounds with established shrubs and planting
- Generous gravelled driveway providing off-road parking leading to detached garage with roller shutter door



Hallway
Accessed via a glazed entrance door with adjoining glazed side panel. The hallway has fitted carpet, a central heating radiator, timber-finished internal doors and provides access to the accommodation.

Lounge
18' 0" x 10' 6" (5.48m x 3.20m)
A well-proportioned lounge with a large front-facing picture window providing natural light and an outlook over the front garden. The room features a fireplace with timber surround and fitted gas fire, decorative coving, patterned wallpaper, fitted carpet and central heating radiator. There is ample space for a range of lounge furniture.

Dining Room
11' 0" x 7' 8" (3.36m x 2.33m)
Separate dining room with ample space for a dining table and chairs. The room features fitted carpet, ceiling coving, neutral wall finishes and a timber-framed glazed door providing access to the rear conservatory.

Conservatory
9' 11" x 8' 1" (3.01m x 2.47m)
A bright conservatory with windows to three sides providing views over the surrounding garden grounds. Features timber-effect window frames, a translucent roof with exposed beams, fitted vertical blinds and carpeted flooring. Offers additional sitting accommodation with an outlook over the garden.

Kitchen
11' 0" x 9' 1" (3.36m x 2.77m)
Fitted kitchen comprising a range of wall and floor mounted units with complementary worktops and tiled splashbacks. Stainless steel sink with drainer positioned beneath the rear-facing window. Integrated electric oven and hob, with space for additional appliances and plumbing for a washing machine. Vinyl flooring, fluorescent ceiling light and an external door providing access to the rear garden.







Shower Room
7' 6" x 6' 5" (2.28m x 1.95m)
Fitted with a three-piece suite comprising a shower enclosure with glazed sliding doors, pedestal wash hand basin and WC. Fully tiled walls with decorative border, wall-mounted mirror, radiator and window providing natural light.

Bedroom
11' 0" x 9' 1" (3.36m x 2.78m)
A well-proportioned bedroom with a window providing natural light and an outlook over neighbouring properties. Finished with fitted carpet, neutral wall décor, timber skirting boards and ceiling coving.

Bedroom
9' 1" x 8' 6" (2.78m x 2.59m)
A bedroom with fitted carpet, neutral wall décor, ceiling coving and timber finishes. Benefits from built-in wardrobes with timber sliding doors, providing useful storage space.

Garage
25' 11" x 11' 11" (7.90m x 3.62m)
A substantial detached garage of rendered construction beneath a pitched tiled roof, with a roller shutter vehicle access door, separate pedestrian entrance and windows providing natural light. A block-paved driveway provides access to the garage.

Garden

The property benefits from extensive, low-maintenance garden grounds, laid predominantly to decorative gravel with paved pathways, established shrubs, mature trees and neatly maintained hedging. The garden incorporates a selection of planted borders, raised beds and decorative features, with paved areas surrounding the property and providing access to the conservatory and detached garage. Timber fencing and established hedging provide screening around the garden.

Driveway - 3 Parking Spaces







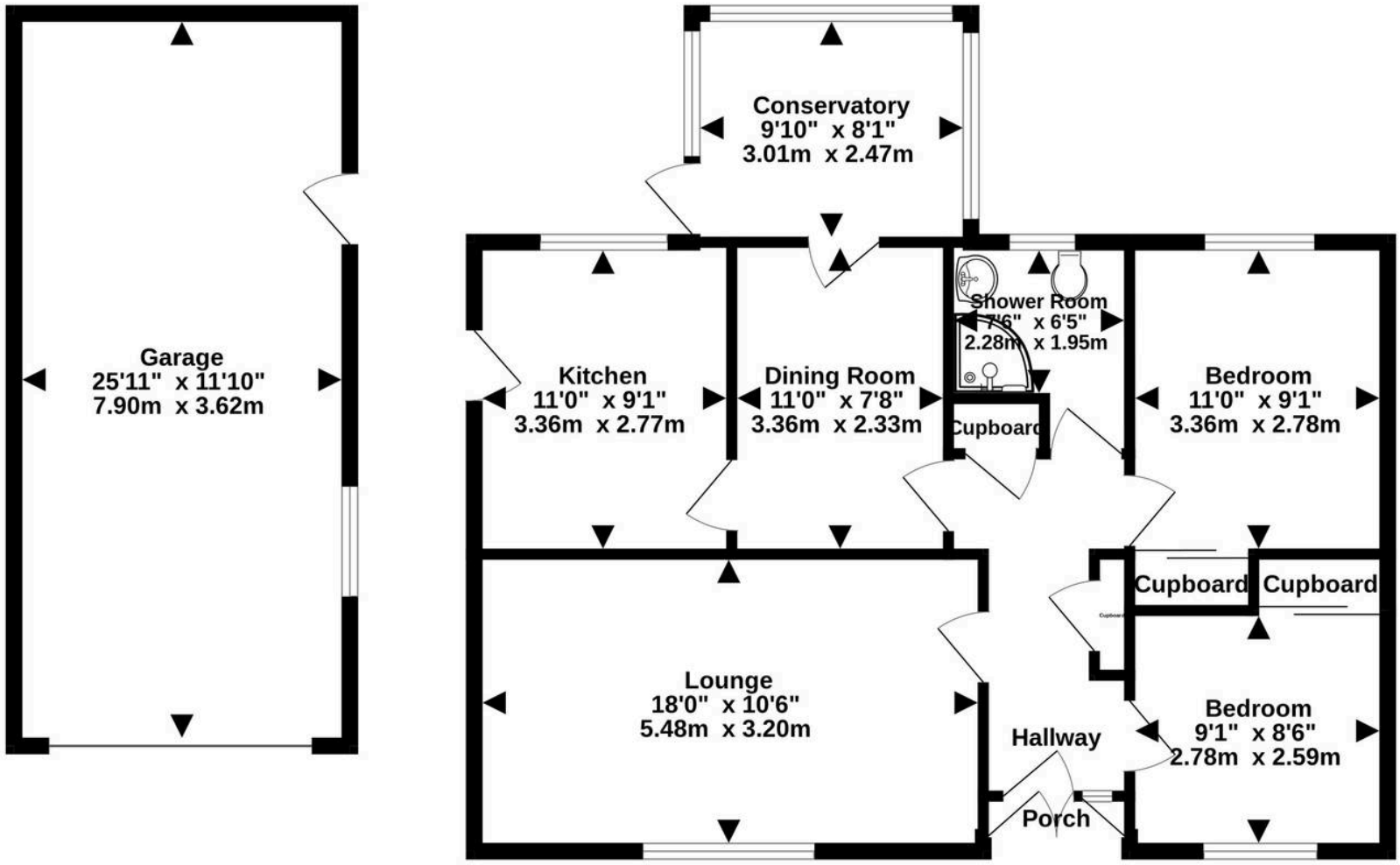








Ground Floor
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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.