



6 Leaffield, Stranraer

Stranraer, DG9 0BG

PRICE - Offers Over £130,000 are invited

6 Leaffield

Stranraer, Stranraer

Local amenities include a general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

Council Tax band: C

EPC Energy Efficiency Rating: F

- Located within a most popular residential area
- Detached 2-bedroom bungalow
- Comfortable accommodation over one level
- Pleasant views to the rear over farmland
- 'Dining' kitchen
- Electric heating
- Double glazing
- Easily maintained garden ground
- Detached wooden garage
- Off-road parking



6 Leaffield

Stranraer, Stranraer

Situated within the heart of a sought-after residential area, we are pleased to present to the market a 2-bedroom detached bungalow providing comfortable accommodation over one level.

To the rear of the property there are views over garden ground to farmland beyond.

Of timber frame construction under a tile roof this well-maintained property benefits from a 'dining' kitchen, attractive internal woodwork, electric heating and uPVC double glazing.

The property is set within its own area of easily maintained garden ground with the added benefits of off-road parking and a detached timber garage.



Hallway

The property is accessed by way of wooden storm door. Built-in cupboards, one of which houses the hot water tank.

Lounge

A main lounge to the front with an electric storage heater and TV point.

'Dining' Kitchen

The kitchen is fitted a range of oak floor and wall mounted units with cream worktops incorporating a stainless steel sink with swan neck mixer. There is an electric cooker, extractor hood, automatic washing machine and under-counter fridge. Electric storage heater.

Shower Room

The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower.

Bedroom 1

A bedroom to the rear with a built-in wardrobe, fitted furniture and an electric panel heater.

Bedroom 2

A further bedroom to the rear with a built-in wardrobe and electric panel heater.



GARDEN

The property is set within its own area of easily maintained garden ground, predominantly laid out to gravel with mature shrubs.

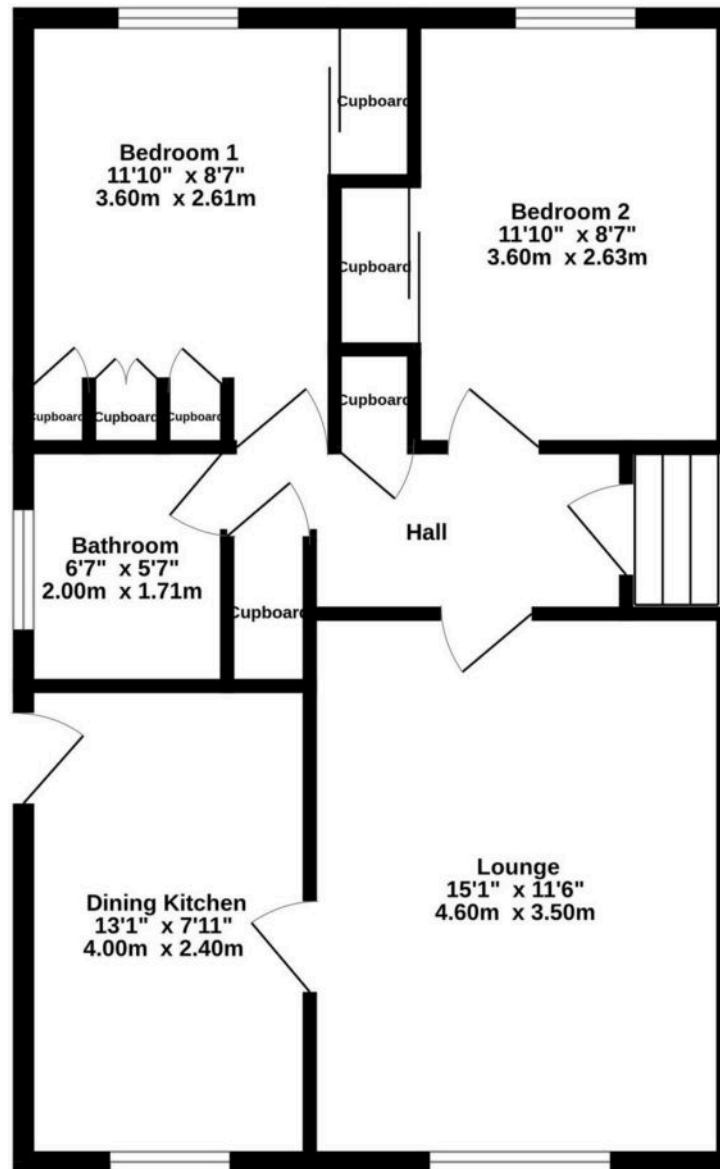
GARAGE

Single Garage

A detached timber garage to the rear accessed by way of a paved driveway.



Ground Floor
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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.