



6 Monument View, Leswalt

Stranraer, DG9 0JJ

PRICE: Offers Over £347,500 are invited

6 Monument View

Leswalt, Stranraer

Local amenities include primary schooling and village shop while amenities within easy reach include Wig Bay sailing club, Creachmore 18 hole golf course and Soleburn garden centre. All major amenities are to be found in the town of Stranraer some 3 miles distant, including supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: F

EPC Energy Efficiency Rating: C

- Popular village location
- Generous family accommodation over two levels
- Excellent condition throughout
- Splendid 'dining' kitchen / family room
- Delightful bathroom & delightful shower room
- Wood-burning stove
- Oil central heating & uPVC double glazing
- Well-maintained garden grounds
- Ample off-road parking



6 Monument View

Leswalt, Stranraer

Located within the popular village of Leswalt, this modern 5-bedroom house boasts spacious family accommodation spread over two levels. Impeccably maintained, this residence presents itself in excellent condition throughout.

Of timber frame construction under a slate roof, the property benefits from a splendid 'dining' kitchen/family room, delightful bathroom, delightful shower room, wood-burning stove, oil-fired central heating and uPVC double glazing.

Stepping outside, residents are greeted by well-maintained garden grounds, offering an ideal space for outdoor entertainment. The property also provides ample off-road parking for a number of vehicles.

Seldom does the opportunity arise to acquire a prestigious property such as this and in such and viewing is to be thoroughly recommended.



Hallway

The property is accessed by way of a uPVC storm door. Karndean flooring, hall cupboard and CH radiator.

Lounge

A spacious main lounge to the front featuring an ornate fire surround. Recessed lighting, wall lights, CH radiator and TV point.

Family Room

A family room laid out in an open plan basis with the 'dining' kitchen. Wooden flooring, wood-burning stove, wall lights, recessed lighting and TV point.

'Dining' Kitchen

The generous 'dining' kitchen is fitted with a full range of contemporary floor and wall-mounted units with granite style worktops incorporating a stainless steel sink with matching drainer. There is an extensive range of premium integrated appliances to include a 5-ring gas hob, extractor hood, integrated double oven, integrated microwave, integrated espresso maker and integrated dishwasher. French doors leading to the rear garden.

Utility Room

The utility room is fitted with floor and wall-mounted units with a granite-style worktop incorporating a stainless steel sink. There is plumbing for an automatic washing machine. Vinyl wall panelling and recessed lighting. The Worcester central heating boiler is located in the utility room.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with a mains shower. Ceramic wall tiles, tiled flooring, recessed lighting and CH radiator.



Bedroom 1

A ground floor bedroom to the rear with a built-in wardrobe, recessed lighting, CH radiator and TV point.

Bedroom 2

A ground floor bedroom to the front with a built-in wardrobe, recessed lighting and CH radiator.

Landing

The landing provides access to the first-floor bedrooms and a shower room.

Shower Room

The shower room is fitted with twin wash-hand basins, WC and large shower cubicle with an electric shower. Ceramic wall tiles, tiled flooring recessed lighting and heated towel rail.

Bedroom 3

A bedroom to the rear with a dressing room, wardrobe, recessed lighting and CH radiator.

Bedroom 4

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

Bedroom 5 / Study

A bedroom to the front with a built-in wardrobe and CH radiator. This room would also be ideally suited as a study/home office.



GARDEN

The property is set amidst its own area of easily maintained, landscaped garden grounds. The front has been laid out to quartz gravel borders with mature shrubs, set within a low-level wall. The enclosed rear garden is comprised of a paved patio with raised flower planters, lawn and screen hedge.

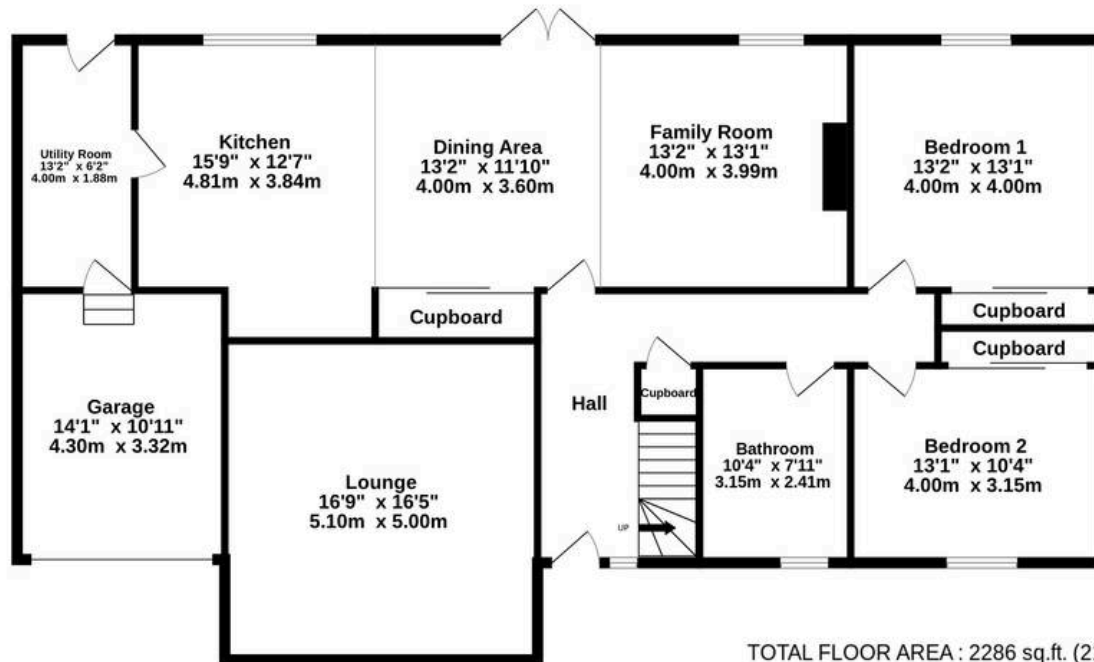
GARAGE

Single Garage

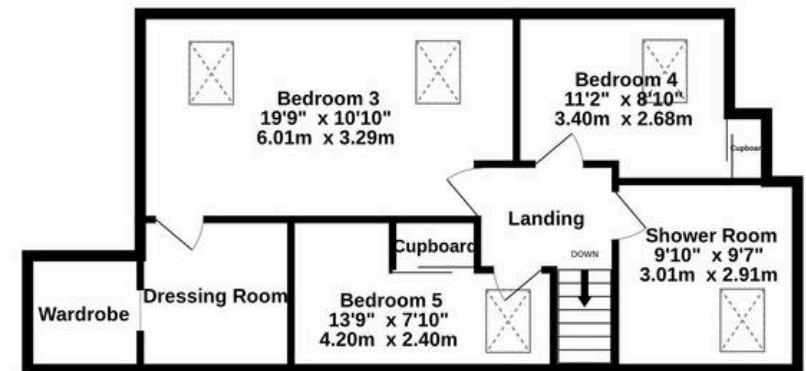
There is an integral garage with an up-and-over door at the front, along with a spacious driveway that allows multi-vehicle off-road parking.



Ground Floor
1632 sq.ft. (151.6 sq.m.) approx.



1st Floor
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 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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