



'Banknock', Stair Drive, Stranraer

PRICE: Offers Over £180,000 are invited

# Banknock Stair Drive

## Stranraer

The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An immaculately presented detached bungalow
- Situated only a short walk from the town centre and the shores of Loch Ryan
- In excellent condition throughout having been fully renovated in the recent past
- Splendid contemporary kitchen
- Well-appointed shower room
- New internal oak doors
- Attractive period cornice work
- New slate roof
- Easily maintained garden ground
- Off-road parking



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## Stranraer

Situated just a short stroll from the vibrant heart of the town centre and the shores of Loch Ryan, this immaculately presented two-bedroom detached bungalow offers an exceptional standard of living in a highly sought-after location. The property has been comprehensively renovated in recent years and is in excellent condition throughout, ready for immediate occupation.

Upon entering, the sense of quality is unmistakable, with new internal oak doors, attractive period cornice work, and tasteful decor throughout. The spacious lounge and dining area creating a welcoming atmosphere ideal for both relaxation and entertaining. The splendid contemporary kitchen is beautifully appointed, featuring sleek cabinetry and modern appliances. Each of the two bedrooms is generously proportioned, providing comfortable accommodation for family and guests alike. The well-appointed shower room is finished to a high standard, combining style and practicality. Every detail has been considered to ensure ease of living, with thoughtful touches evident throughout.



Outside, the property is surrounded by its own easily maintained garden ground, designed for both practicality and visual appeal. To the front, monobloc paving provides convenient off-road parking, complemented by decorative quartz gravel and a low-level wall for added privacy and kerb appeal. The enclosed rear garden is a delightful retreat, featuring a paved patio area perfect for family gatherings. An area of lawn, bordered by gravel and mature shrubs, provides a splash of greenery without demanding extensive upkeep. This truly outstanding bungalow combines contemporary comfort, period charm, and an enviable location, making it a rare opportunity for discerning buyers looking for a move-in ready home close to amenities and the natural beauty of Loch Ryan.

#### **Entrance Porch & Hallway**

The property is accessed by way of a uPVC storm door leading to a terrazzo-tiled and panelled Double glazed interior door to the hallway. The hallway features painted wall panelling, Karndean flooring and a CH radiator.

#### **Lounge**

A main lounge with a bay window to the front, featuring a Portuguese stone fire surround and hearth. Period cornice, display recess, CH radiator and a TV point.

#### **Dining Room**

A further reception room to the rear with a shelved recess with a cupboard below, Karndean flooring and a CH radiator.

#### **Kitchen**

The kitchen has been fitted with a range of contemporary floor and wall-mounted units with quartz worktops incorporating an asterite sink with a swan neck mixer tap. There is a ceramic hob, extractor hood, built-in double oven and an integrated fridge/freezer. CH radiator. Off the kitchen, there is a utility room with plumbing for an automatic washing machine.



### **Shower Room**

The well-appointed shower room is fitted with a WHB & WC set into a vanity unit. There is a vinyl-panelled shower cubicle housing a mains shower. Further vinyl panelling and a CH radiator.

### **Conservatory**

Located off the kitchen and dining room, this is a conservatory overlooking the rear garden. Karndean flooring and a CH radiator.

### **Bedroom 1**

A bedroom with a bay window to the front, period cornice, and a CH radiator.

### **Bedroom 2**

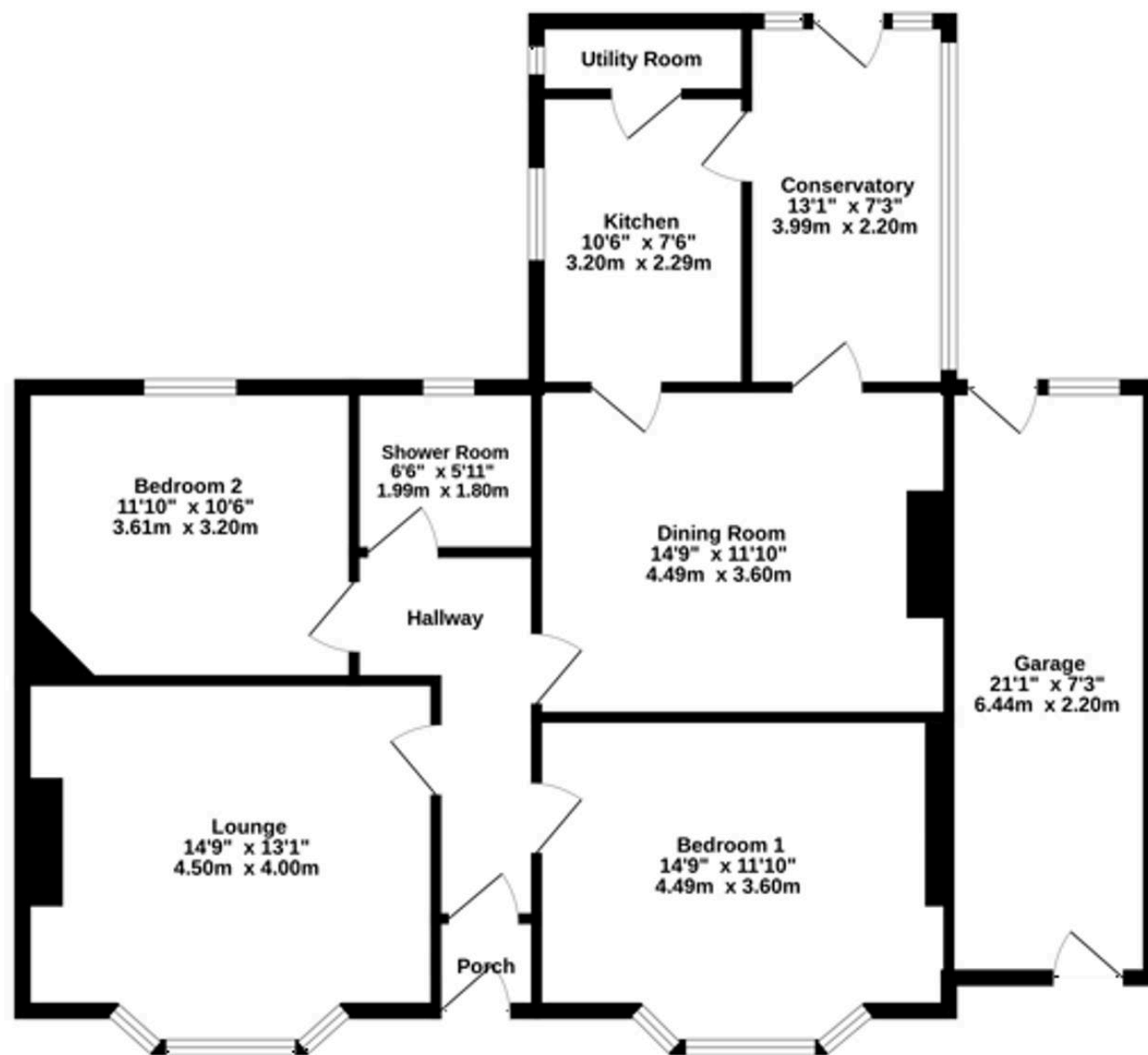
A bedroom to the rear with period cornice and a CH radiator.

### **Garden**

The property is set amidst its own easily maintained garden ground. The front has been laid out in a combination of monobloc paving for off-road parking and decorative quartz gravel and is set with a low level wall. The enclosed rear garden is comprised of a paved patio and an area of lawn with gravel and shrub borders.



Ground Floor  
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Homestyler 12/2024

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.