



Blair Lomond Stoneykirk Road, Stranraer

Stranraer, DG9 7BU

PRICE: Offers Over £200,000 are invited

Blair Lomond Stoneykirk Road

Stranraer, Stranraer

Local amenities include a Primary School, general store, supermarket and a town centre/secondary school transport service from closeby. All major amenities are located in and around the town centre, approximately a mile distant and include further supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Convenient location, only a short distance from most major amenities
- Has recently undergone a programme of modernisation
- Flexible accommodation, laid out over 2 levels
- Spacious 'dining' kitchen
- Delightful bathroom
- Sun porch to the rear
- Wood-burning stove, electric heating and uPVC double glazing
- Easily maintained garden ground
- Detached garage / workshop
- Generous off-road parking



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Located within a conveniently positioned locale, only a short distance from a variety of essential amenities, this is a 3-bedroom detached bungalow that has undergone a recent modernisation programme.

Upon entry, one is welcomed by a flexible floor plan laid out over two levels, offering adaptability to suit various lifestyle preferences.

Of traditional construction under a slate & felt roof, the property benefits from a spacious 'dining' kitchen, sun porch to the rear, delightful bathroom, a wood-burning stove, electric heating and uPVC double glazing.

Externally, the property boasts easily maintained garden ground with the added benefit of off-road parking for a number of vehicles. A detached garage/workshop caters to storage needs and hobby pursuits.



Lounge

A spacious main lounge to the front featuring a wood-burning stove, spindle & rail staircase to the first floor, wall mounted electric fire and TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with solid oak worktops incorporating a stainless steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. French doors leading to a sun porch.

Dining Room

Located off the kitchen, this is a further reception room to the rear. Electric heater and TV point.

Sun Porch

A sun porch to the rear which is located off the kitchen. A double-glazed storm door leads to the rear garden by way of a ramp and a few steps.

Bedroom 3

A further reception room to the front that can be used as a ground-floor bedroom, if required.

Shower Room

A ground-floor shower room comprising a WHB and a large shower cubicle with an electric shower.

Landing

The landing provides access to the bathroom and 1st floor bedrooms.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with an electric shower over. Vinyl wall paneling, heated towel rail and electric fan heater.



Bedroom 1

A bedroom with Velux window to the side, built-in wardrobe, electric heater and TV point.

Bedroom 2

A further bedroom with a Velux to the side, built-in wardrobe and electric heater.

Garden

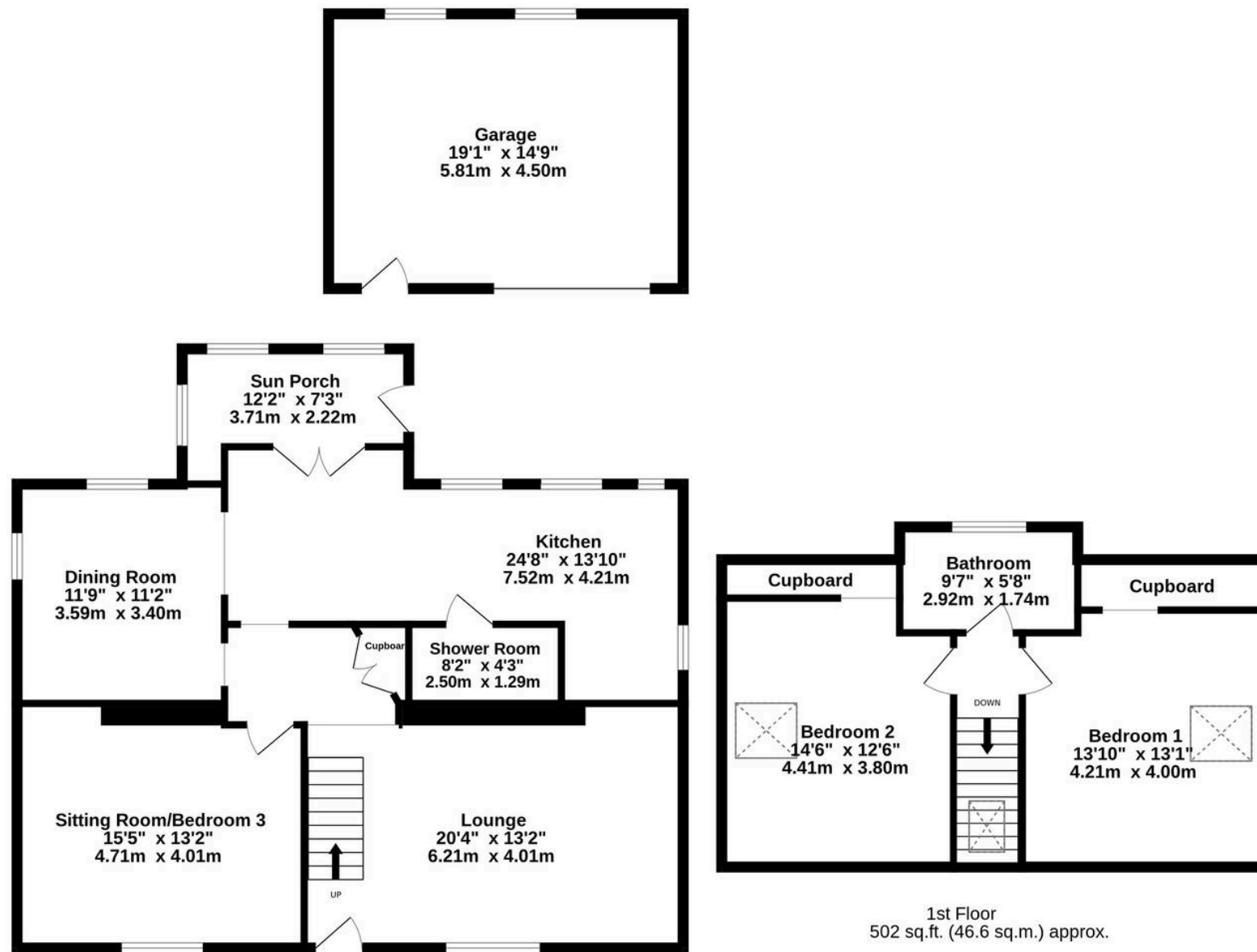
The property is set amidst its own area of easily maintained garden ground. The front has been laid out to lawn behind a low-level wall. There is concrete driveway leading to the garage and off-road parking to the rear. The rear garden has predominately laid out to concrete.

GARAGE

Single Garage

A large, detached garage/workshop to the rear with power and light.





TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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