



Flat 2, Park House, Dunragit

Stranraer

Offers Over £90,000 are invited.



## Flat 2

### Park House, Stranraer

The village of Dunragit is located approximately five miles from the town of Stranraer and has access to some lovely countryside including woodland walks and the shores of Luce Bay. There is an excellent 18-hole golf course close by. All major amenities are to be found in Stranraer and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: D

Tenure: Freehold

- Well-proportioned ground floor flat
- Generous accommodation over one level
- Framed from part of a large sandstone house
- Some attractive period finishings to appreciate
- Gas central heating
- Some uPVC double glazing
- Off-road parking





## Flat 2

### Park House, Stranraer

Welcome to this charming 3-bedroom flat that exudes character and comfort. Situated on the ground floor of a stately sandstone house, this well-proportioned flat offers generous accommodation all on one level, making it a convenient and practical living space.

As you step inside, you'll be greeted by some attractive period finishings that add a dash of elegance and history to the living space.

The property boasts gas central heating and a woodburning stove, some uPVC double glazing enhances energy efficiency and sound insulation.

Convenience is key with off-road parking available, providing ease and peace of mind for residents with vehicles.

Located in the village of Dunragit, it's ideally situated to those who enjoy a leisurely stroll, there are green spaces, a golf course and easy access to Luce Bay nearby where you can unwind and enjoy the outdoors.





### Lounge

A spacious lounge to the front featuring an inglenook fireplace with a wood-burning stove and stone surround. It also has a CH radiator and a TV point.

### Kitchen

The large kitchen is fitted with a range of beech design floor and wall-mounted units with wood grain style worktops incorporating a stainless steel sink with mixer. Gas cooker point, plumbing for a dishwasher and plumbing for an automatic washing machine. CH radiator.

### Bedroom 3

A bedroom to the rear with a built-in cupboard and CH radiator.

### Store Room/Study

A potential study/store room located off the kitchen.

### Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. Ceramic wall tiles and heated towel rail.

### Shower Room

The shower room is fitted with a WHB and vinyl panelled shower cubicle with an electric shower. Ceramic wall tiles and electric fan heater.

### Bedroom 1

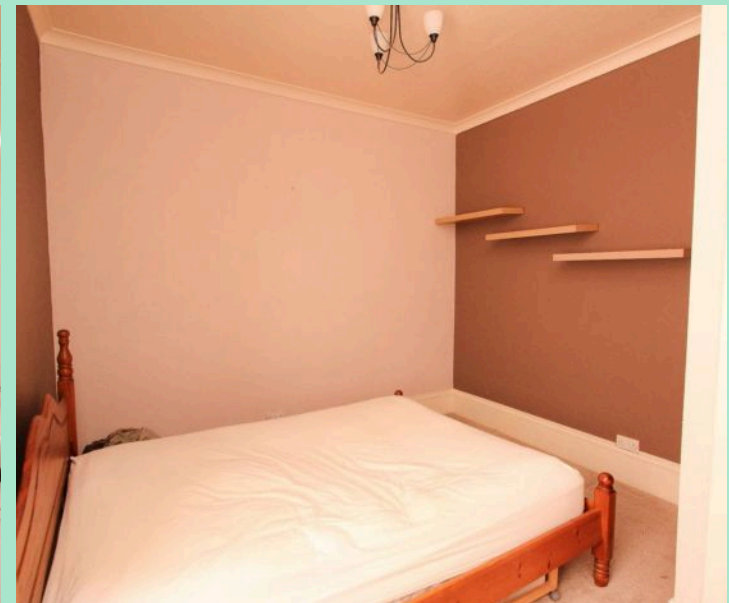
A most spacious bedroom with a bay window to the front. CH radiator.

### Bedroom 2

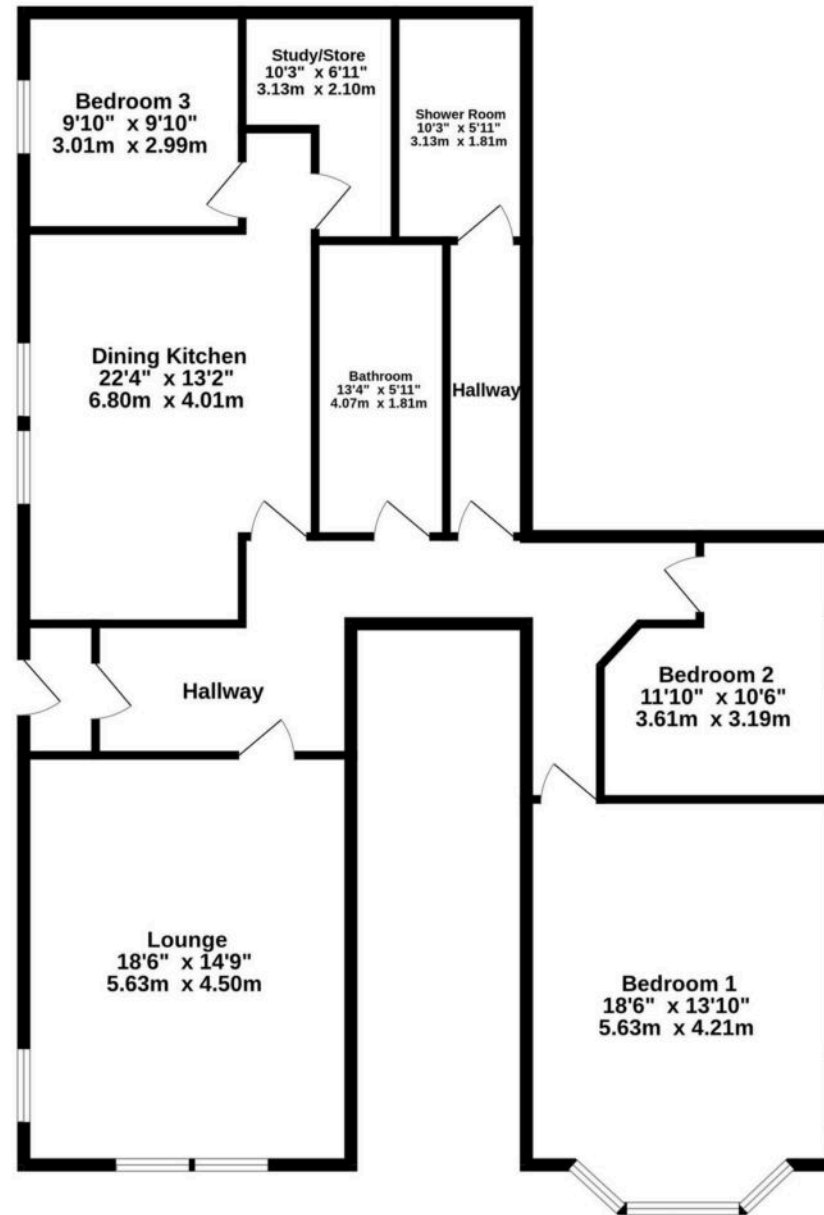
A bedroom to the side with CH radiator.

### Garden

The property is set within a generous area of garden ground. The shared front garden has been laid out to gravel for off-road parking. There is an area of private garden ground to the side comprised of a gravel drive and small area of lawn.



Ground Floor  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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