



Ground Floor Flat, Dunard Bowling Green Road, Stranraer

Stranraer, DG9 8AS

PRICE: Offers Around **£120,000**

Dunard Bowling Green Road

Stranraer, Stranraer

It is situated adjacent to properties of varying residential style and has an outlook over the same. 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. It is also located a very short distance from the Loch Ryan shore.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Ground floor flat
- Most spacious accommodation over one level
- Splendid period cornices
- Attractive marble fire surround
- Gas fired central heating
- Double glazing
- Only a short walk from the town centre
- Schools close by
- Located just off the seafront
- Easily maintained garden ground



Dunard Bowling Green Road

Stranraer, Stranraer

Situated in a sought-after location just off the seafront, this charming 2-bedroom ground floor flat offers most spacious accommodation over one level. The property boasts splendid cornices and an attractive marble fire surround.

The property features gas fired central heating and double glazing throughout, ensuring warmth and comfort year-round. With the town centre just a short walk away and schools in close proximity it makes an ideal home for families or professionals alike.

There is an area of easily maintained garden ground to the front. Additionally, a shared driveway to the side provides convenient parking for one vehicle.

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Porch

The porch is accessed by way of a wooden storm door. Terrazzo tiled flooring and interior door with etched glass leading to the hallway.

Hallway

The hallway provides access to all of the accommodation. CH radiator.

Lounge

A most spacious main lounge with bay window to the front. There is an orante marble fire surround as a central feature, original period ceiling cornice, CH radiator and TV point.

Kitchen

The kitchen has been fitted with a range of antique pine floor and wall-mounted units. There is an electric cooker point and plumbing for an automatic washing machine. A built-in cupboard houses the gas-fired central heating boiler. CH radiator.

Shower Room

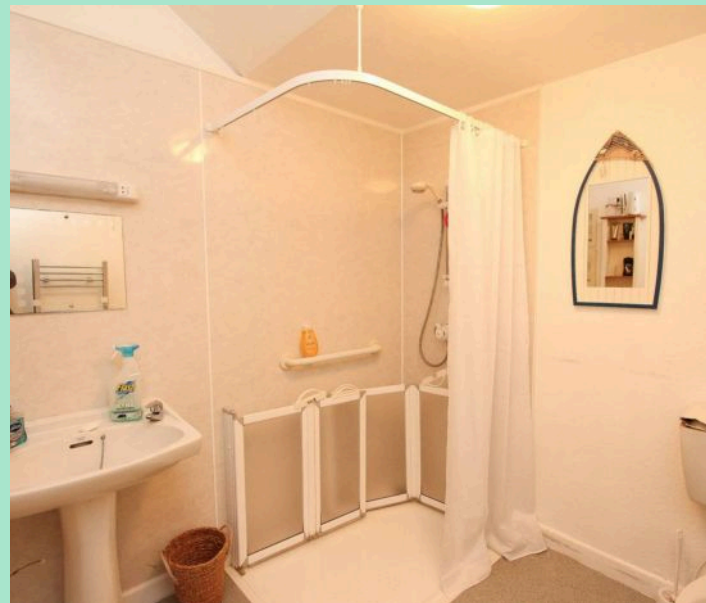
Comprising a WHB, WC and low threshold shower cubicle with a waist-height screen and shower curtain. Wet-room flooring. CH radiator.

Bedroom 1

A spacious bedroom to the front with a bay window, period cornice, built-in wardrobes, CH radiator and TV point.

Bedroom 2

A spacious bedroom to the rear with built-in wardrobes, door to the rear and CH radiator.



GARDEN

The easily maintained garden ground is situated to the front of the property and is comprised of artificial lawn, gravel borders, and flower borders set within a low-level wall with wrought iron railings.

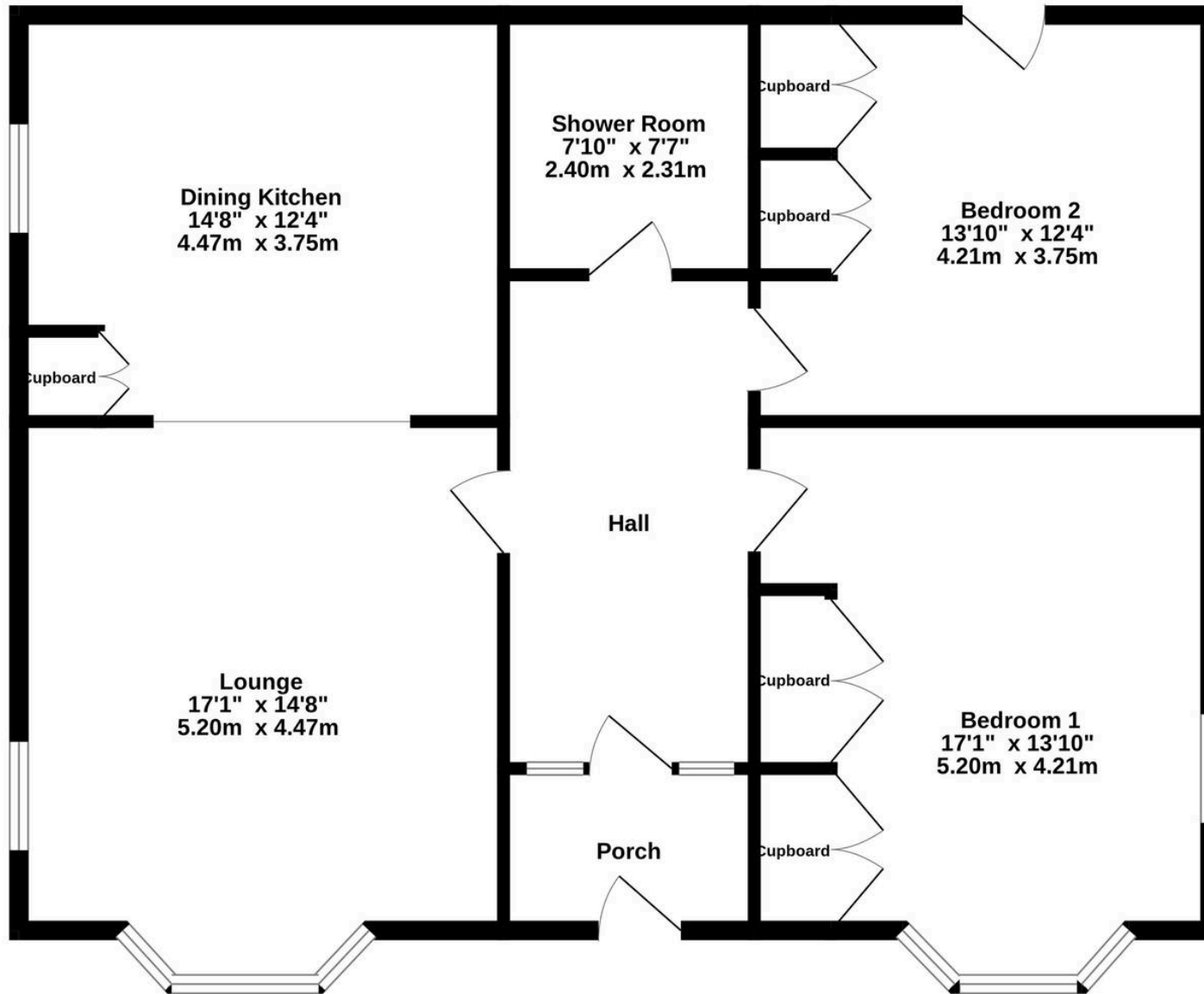
OFF STREET

1 Parking Space

There is a shared driveway to the side allowing parking for one vehicle.



Ground Floor
1020 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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