



'St. Coloms', The Grove, Stranraer

DG9 0JA

Offers Over £260,000 are invited

St. Coloms, The Grove

Stranraer

The property is situated adjacent to other private residences of varying design and is conveniently located within easy reach of local amenities, including Sheuchan Primary School and general stores. All major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre, approximately 1 mile distant. There is also a most useful town centre and secondary school transport service available from close by.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A well-proportioned detached and extended villa
- Located with a quiet cul-de-sac
- Located only a short walk from Sheuchan Primary School
- Flexible family accommodation over two levels
- Splendid 'dining' kitchen
- Delightful bathroom
- Air Source central heating and uPVC double glazing
- Generous garden ground
- Large garden shed and a polytunnel
- Off-road parking



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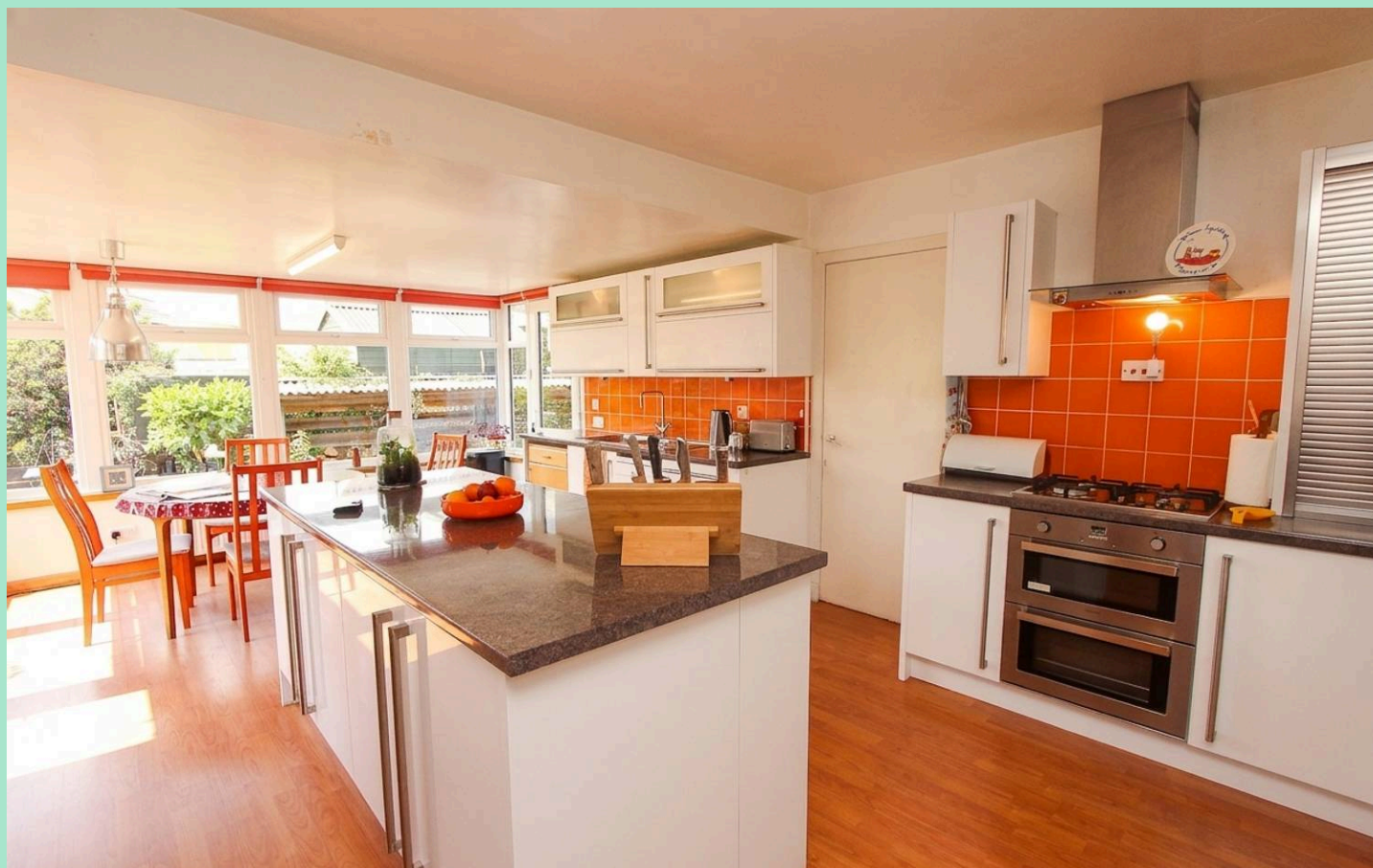
Situated within a peaceful cul-de-sac, this well-proportioned and extended four-bedroom detached villa offers an ideal setting for family life. Perfectly positioned just a short stroll from Sheuchan Primary School, the property provides flexible accommodation arranged over two spacious levels, making it perfectly suited to a growing family. The heart of the home is a splendid dining kitchen, thoughtfully designed for both every-day living and entertaining guests. The accommodation also features a delightful bathroom, air source central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the year. Each room is generously sized, offering versatility for a variety of lifestyles, whether you require additional living space, a home office, or rooms for guests. Practicality is further enhanced by off-road parking, while the overall layout of the property makes it both inviting and functional for modern family living.



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The property is set within its own generous area of garden ground, providing a wonderful sense of privacy and space. The front garden features a neat lawn and a planting border filled with mature shrubs and a vibrant array of flowers, offering an attractive welcome to the home. To the rear/side, a south-facing garden awaits, boasting further lawns, a paved patio ideal for outdoor dining, a productive vegetable plot, and mature shrub borders that create a tranquil and secluded atmosphere. For those with a passion for gardening or outdoor hobbies, the property includes a large garden shed with electrical power, a polytunnel, a greenhouse, and a log store, offering ample storage and workspace. The monobloc driveway to the front of the property provides convenient off-road parking, further enhancing the practicality of this delightful family home.



Hallway

The property is accessed by way of a small storm porch, which in turn leads to the wide and welcoming hallway. There is a built-in storage cupboard and a CH radiator.

Lounge

A double aspect main lounge with views over the garden ground. The lounge features a brick fire surround housing an open fire. Two CH radiators and a TV point.

'Dining' Kitchen

A generously proportioned 'dining' kitchen fitted with a full range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a gas hob, extractor hood, built-in double oven, plumbing for a dishwasher and a kitchen island. From the dining area there are views over the garden. Two CH radiators.

Dining Room

A further reception room to the front with a built-in cupboard and a CH radiator.

Study/4th Bedroom

A ground floor bedroom to the rear, currently used as a study. CH radiator.

WC

A useful ground floor WC, comprising a WHB and WC in white.

Landing

The upper landing provides access to the family bathroom and the first floor bedrooms. Built-in storage cupboard and a CH radiator.



Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath. There is a separate shower cubicle with an electric shower. CH radiator.

Bedroom 1

A bedroom to the side overlooking the garden. Built-in cupboard and a CH radiator.

Bedroom 2

A bedroom to the side with a built-in storage cupboard, a built-in wardrobe and a CH radiator.

Bedroom 3

A bedroom to the front with a built-in wardrobe and a CH radiator.

Garden

The property is set within its own generous area of garden ground. The front is comprised of a small lawn and a planting border with mature shrubs and a variety of flowers. The generous, south-facing, rear garden comprises further lawns, a paved patio, a vegetable plot and mature shrub borders. There is a large garden shed with electrical power, a polytunnel, a greenhouse, and a log store.

Off street

1 Parking Space

There is a monobloc driveway to the front of the property for off-road parking.

Garage

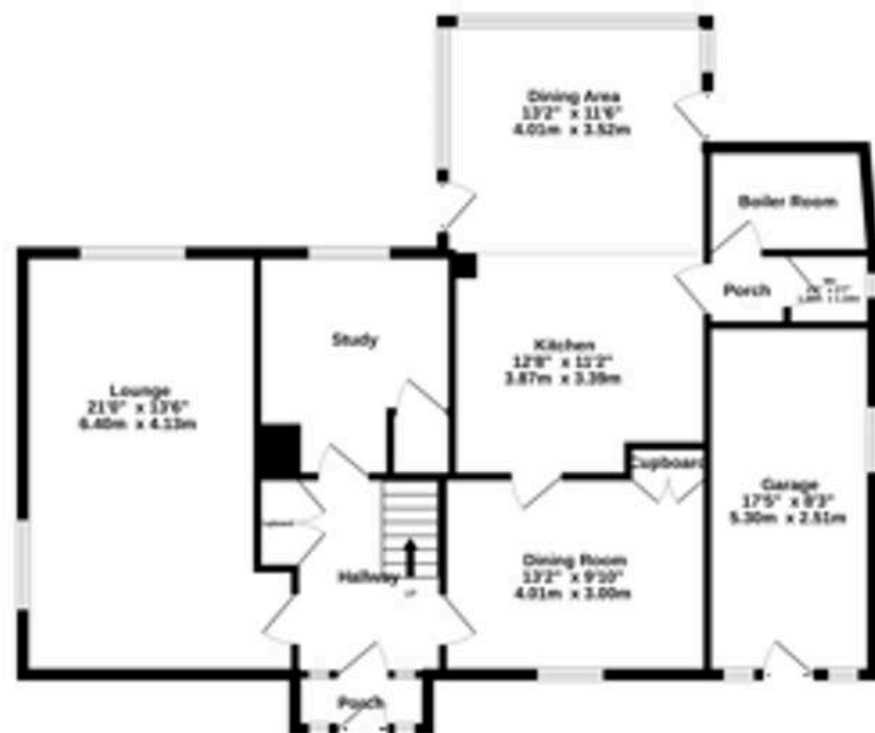
Single Garage

An integral garage currently used as a utility room/workshop. There is uPVC storm door with side panels to the front. Power and light.

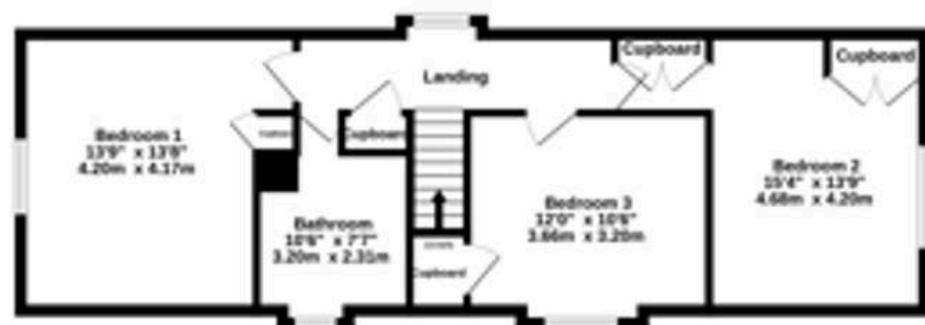




Ground Floor
1093 sq.ft. (101.5 sq.m.) approx.



1st Floor
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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