

Dunard, Bowling Green Road, Stranraer

DG9 8AS

Offers Over - £90,000 are invited.

Dunard, Bowling Green Road

Stranraer, DG9 8AS

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious, upper-floor flat
- Situated only a short walk from the shores of Loch Ryan
- Easy access to the town centre, Primary & Secondary Schools, Wigtownshire Rugby Club and Stranraer FC Football Ground
- Excellent condition throughout
- Splendid 'dining kitchen
- Delightful bathroom
- Gas central heating
- Double glazing
- Roof-top views over the town itself



Dunard, Bowling Green Road

Stranraer

Located just a stone's throw away from the picturesque shores of Loch Ryan, this upper-floor flat offers spacious accommodation over one level. With its prime location, you'll have easy access to the town centre, Primary & Secondary Schools, Wigtownshire Rugby Club, and Stranraer FC Football Ground.

Step inside this well-maintained abode and you'll be greeted by a spacious interior, splendid 'dining' kitchen, delightful bathroom, gas central heating and uPVC double glazing.

From the property there are rooftop views over the town itself.



Staircase and Hallway

The property is accessed by way of a shared spindle and rail staircase located to the side of the property. The inner hallway provides access to all of the accommodation.

Lounge

A lounge to the front featuring a brick fire surround housing an electric fire. CH radiator and TV point.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in cream with granite style worktops incorporating a stainless steel sink. There is a ceramic hob, Extractor hood, built-in oven and integrated dishwasher.

Bathroom

The spacious bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with shower over. Ceramic wall tiles and CH radiator.

Bedroom 1

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

Bedroom 2

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



Garden

There is a small, shared drying green to the rear.

Off street

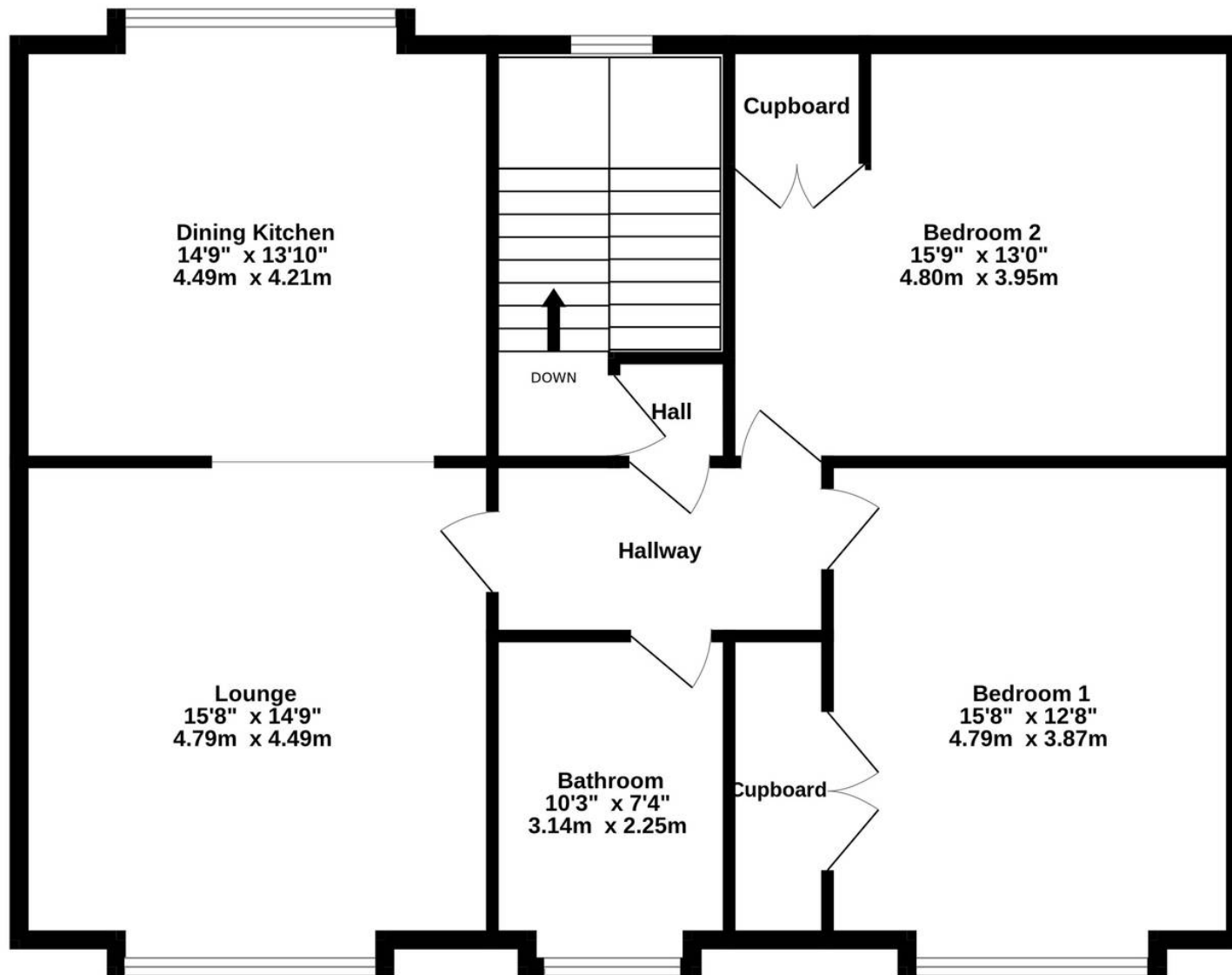
1 Parking Space

There is a shared driveway to the side which is available on a first-come, first-served basis.





Ground Floor
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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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.