



**Englecot Larg Avenue, Stranraer**

DG9 0JP

**Offers Over - £230,000 are invited.**



# Englecot Larg Avenue

Stranraer, DG9 0JP

The west end of Stranraer provides local amenities including access to general stores and Sheuchan Primary School. There is also access to the Larg beach from closeby. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in and around the town centre approximately one and a half miles distant. There is a convenient town centre and secondary school transport service available from nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Located within a most popular residential area
- Generous family accommodation over one level
- Pleasant views over farmland to the rear
- Modern fitted kitchen and matching utility room
- Splendid sun lounge/garden room
- Gas central heating
- Double glazing
- Set within well-maintained, fully landscaped garden ground
- Off-road parking for several vehicles





# Englecot Larg Avenue

Stranraer, DG9 0JP

Situated within a most sought-after residential locale of Stranraer lies this 3-bedroom detached bungalow, boasting generous family accommodation over one level. To the rear of the property there are pleasant views over open farmland.

Of timber frame construction under a tile roof the property benefits from a modern fitted kitchen complemented by a matching utility room, splendid sun lounge/garden room, gas fired central heating and uPVC double glazing.

Step outside to discover well-maintained, fully landscaped garden grounds with the added benefit of off-road parking for multiple vehicles.

A practical touch is the garage with double doors, providing secure storage and housing for vehicles, complete with power and light.





### Hallway

The property is accessed by way of a uPVC storm door with double glazed side panel. Built-in storage cupboard and a CH radiator.

### Sun lounge/Garden Room

A spacious reception room with pleasant views over garden ground to farmland beyond. Sliding patio doors to the rear garden, recessed spotlights and a CH radiator.

### Lounge

A main lounge featuring sliding patio doors to the front garden. There is a tile fire surround and hearth, CH radiator and TV point.

### Dining Room

A further reception room located between the lounge and the sun lounge. CH radiator.

### Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, built-in 'Neff' oven and a breakfast bar. CH radiator.

### Utility Room

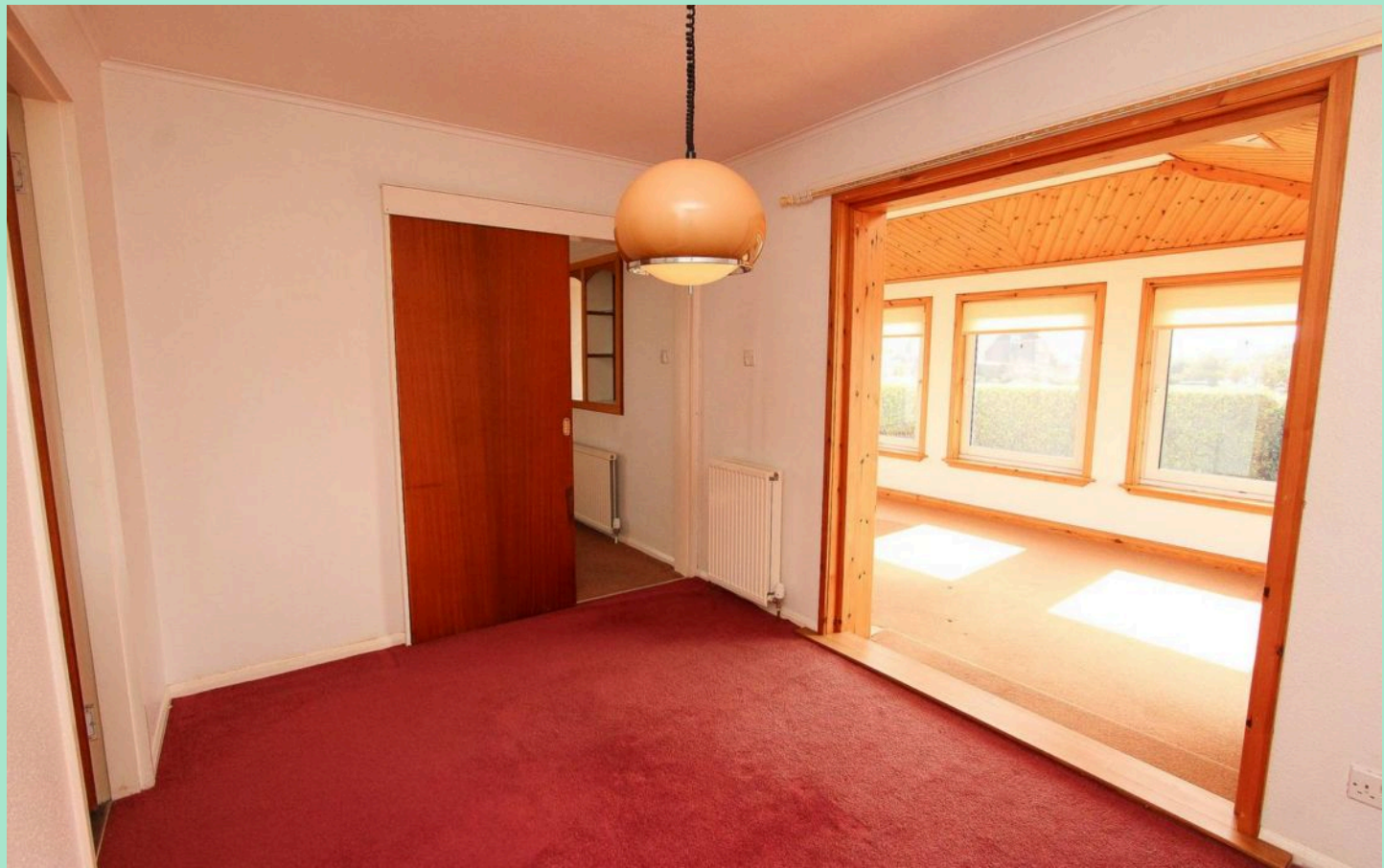
The utility room is fitted with the same contemporary units as the kitchen with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is an integrated 'Neff' microwave and plumbing for an automatic washing machine.

### Bathroom

The bathroom is fitted with a 4-piece suite comprising a WHB, WC, bidet and bath. CH radiator.

### Shower Room

The shower room is fitted with a coloured WHB and WC. There is a shower cubicle with a mains shower. 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.

### **Bedroom 3**

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

### **Workshop/Home Office**

A workshop/home office to the rear. This space could also be used as further living accommodation, if required.

### **Garden**

The property is set amidst its own area of very well-maintained, landscaped garden grounds comprised of lawns, shrub borders, flower borders, screen hedges and a paved patio.

### **GARAGE**

Single Garage

A garage to the side of the property with double doors to the front, power and light. There is an extensive gravel driveway providing off-road parking for several vehicles.









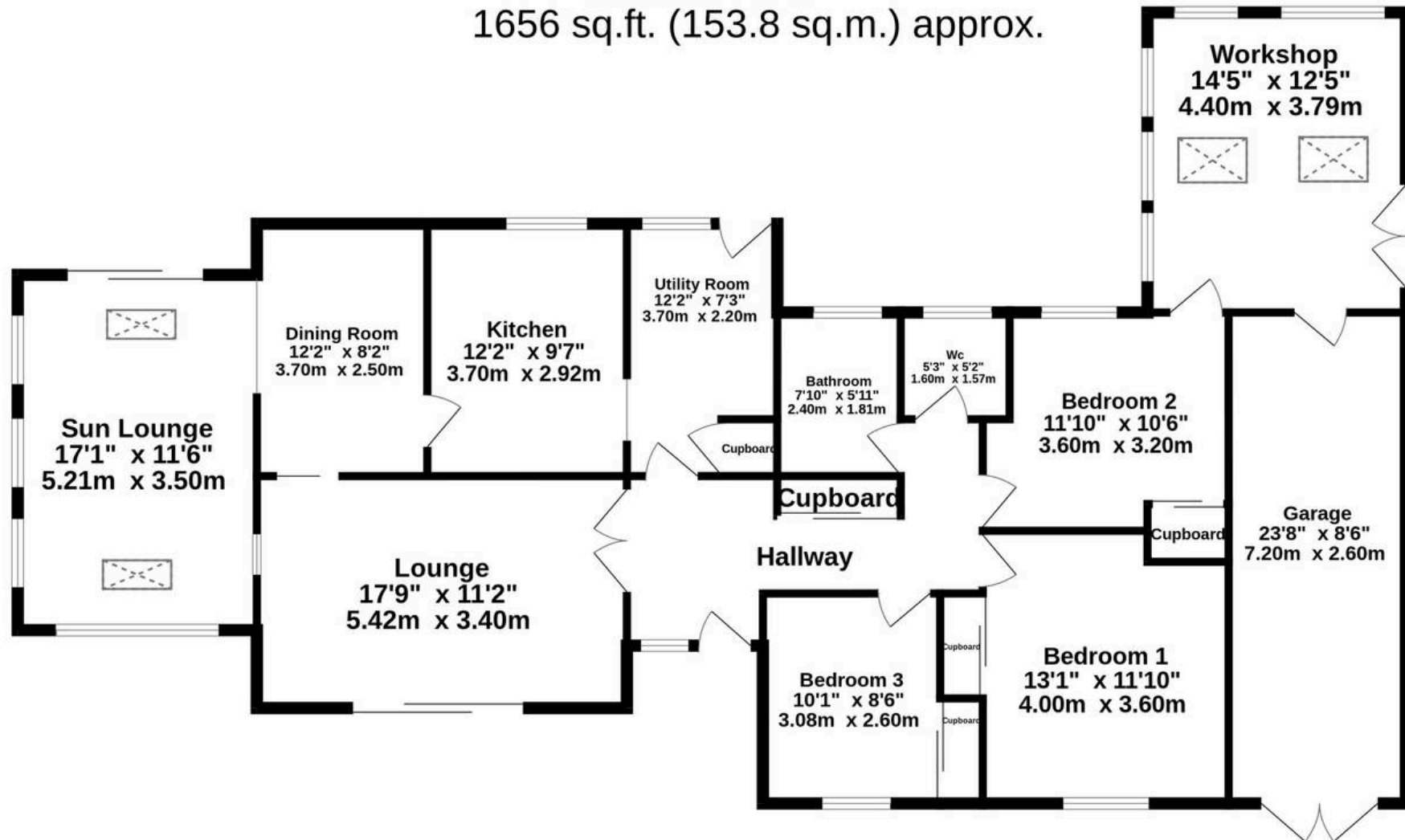








Ground Floor  
1656 sq.ft. (153.8 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



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.







## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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.