



**Strandfield Bowling Green Road, Stranraer**

DG9 8AS

Offers Over £225,000 are invited.



# Strandfield Bowling Green Road

Stranraer, DG9 8AS

The properties in this part of town are always sought after due to their proximity to all major amenities. Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached bungalow
- Traditional features
- Enclosed garden grounds
- Spacious double bedrooms
- Full UPVC double glazing
- Gas fired central heating
- Well sought after location
- Two shower rooms
- Close to local amenities
- Recently installed slate roof



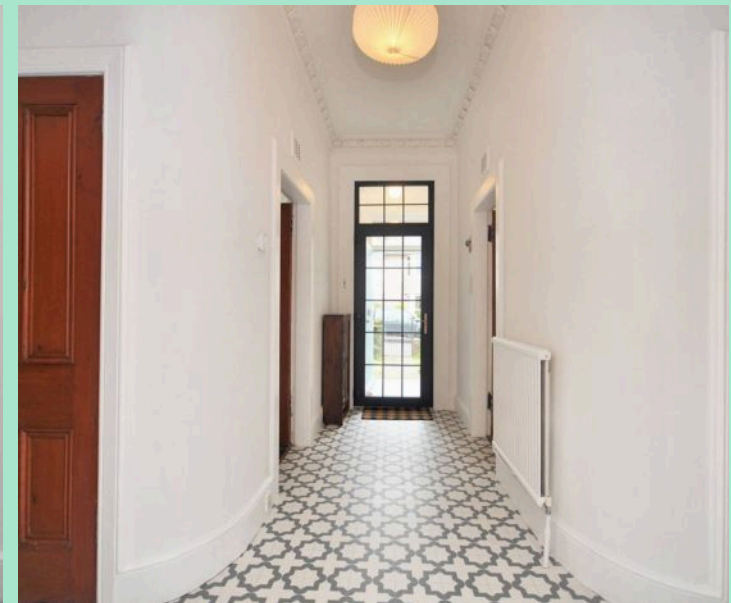
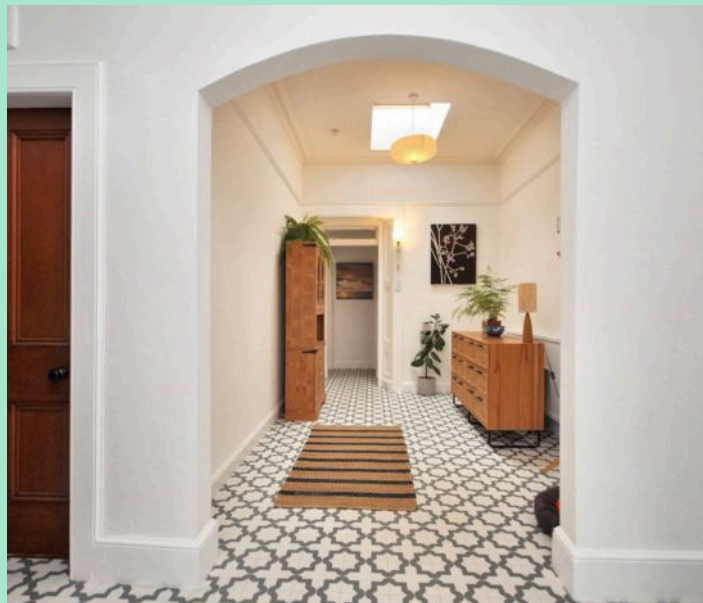


# Strandfield Bowling Green Road

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Situated in a well sought-after location, this delightful 3 bedroom detached bungalow offers a charming blend of traditional features and modern comfort. The property boasts spacious accommodation throughout, including two generous double bedrooms, ideal for a growing family or those seeking additional space with a potential for a third spacious bedroom to the front. The interior benefits from full UPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency. The bungalow also features two convenient shower rooms, adding practicality and comfort to this lovely home. A recent installation of a slate roof further enhances the property's exterior appeal, providing durability and a pleasing aesthetic.

Moving outside, the property sits on a generous plot with fully enclosed garden grounds that offer a tranquil retreat for relaxation and outdoor enjoyment. The rear garden features a concrete pathway and patio area, enveloping a well-maintained lawn bordered by charming planting beds and mature shrubbery. The fenced boundary provides privacy and security, creating a peaceful environment for outdoor gatherings or gardening enthusiasts. To the front, the property presents enclosed garden grounds with a concrete pathway leading to the entrance, alongside gravel borders and a manicured lawn, accented by hedges and shrubs. The stone wall boundary adds character and kerb appeal to the property, enhancing its overall charm and desirability. This outdoor space provides the perfect setting for enjoying the fresh air and beauty of nature right at your doorstep.





### Hallway

Spacious entrance porch giving access via inner UPVC glass panel door leading into spacious open hallway. Providing access to full living accommodation with two central heating radiators, open plan reception area with Velux window and two traditional hallway storage cupboards. Ideal for potential home office/study space.

### Lounge

18' 0" x 14' 1" (5.48m x 4.30m)

Bright and spacious lounge to front of property with feature open fire place, built in display recess and original cornice plaster work. Large side double glazed window as well as double glazed bay windows to front providing front outlook over garden grounds. Two central heating radiators and TV point also.

### Sitting room

16' 6" x 12' 11" (5.02m x 3.93m)

Bright and spacious reception room to front of property with built in storage, double glazed side window with coastal views over Loch Ryan as well as double glazed bay windows to front providing front outlook. Two central heating radiators and original cornice plasterwork. Potential for third double bedroom.

### Bedroom

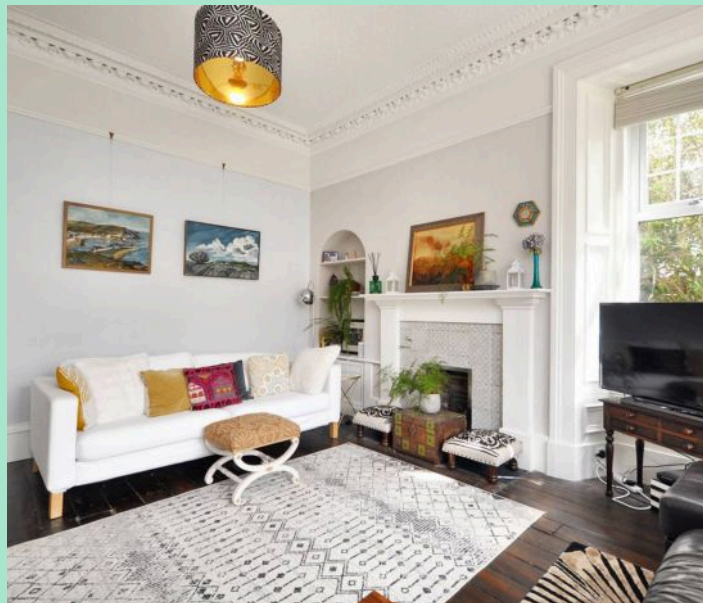
11' 9" x 11' 3" (3.58m x 3.44m)

Spacious double bedroom towards rear of property with large double glazed window to side as well as built in display recess and central heating radiator.

### Shower Room

7' 10" x 6' 6" (2.39m x 1.99m)

Towards rear of property, bright and well proportioned shower room comprising of wall in shower cubicle with mains shower, toilet and separate WHB. Double glazed window, tiled walls and central heated towel rack.





### Reception area

16' 4" x 8' 8" (4.99m x 2.65m)

Open plan off hallway, bright and spacious reception area with large Velux window to allow for natural light and central heating radiator. Access to rear accommodation.

### Shower Room

8' 3" x 5' 0" (2.52m x 1.53m)

Second shower room towards rear of property comprising of walk in shower cubicle with mains shower and tiled walls, toilet and separate WHB with fitted cabinets. Double glazed window and central heated towel rack.

### Breakfast room/ utility

13' 1" x 11' 10" (4.00m x 3.61m)

Generous sized breakfast room/ utility with floor and wall mounted units and built in storage. Stainless steel sink with mixer tap, plumbing for washing machine and tumble dryer. Double glazed window to side as well as access into rear kitchen.

### Kitchen

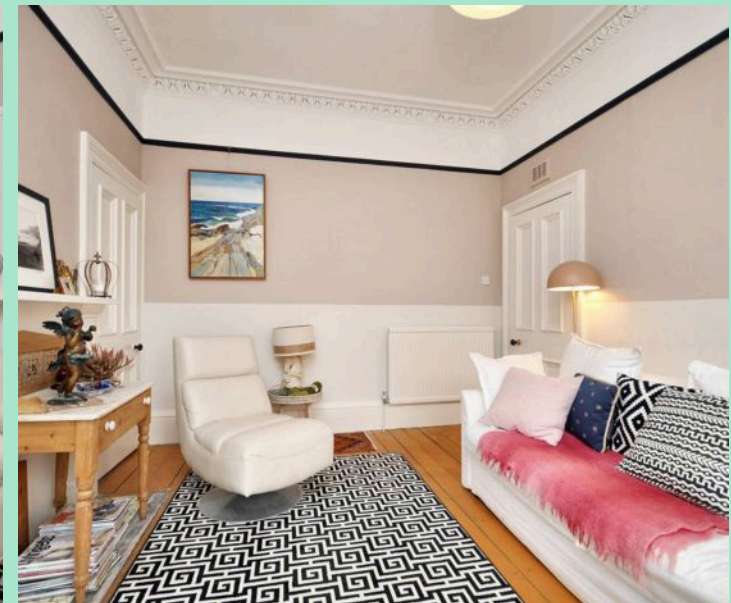
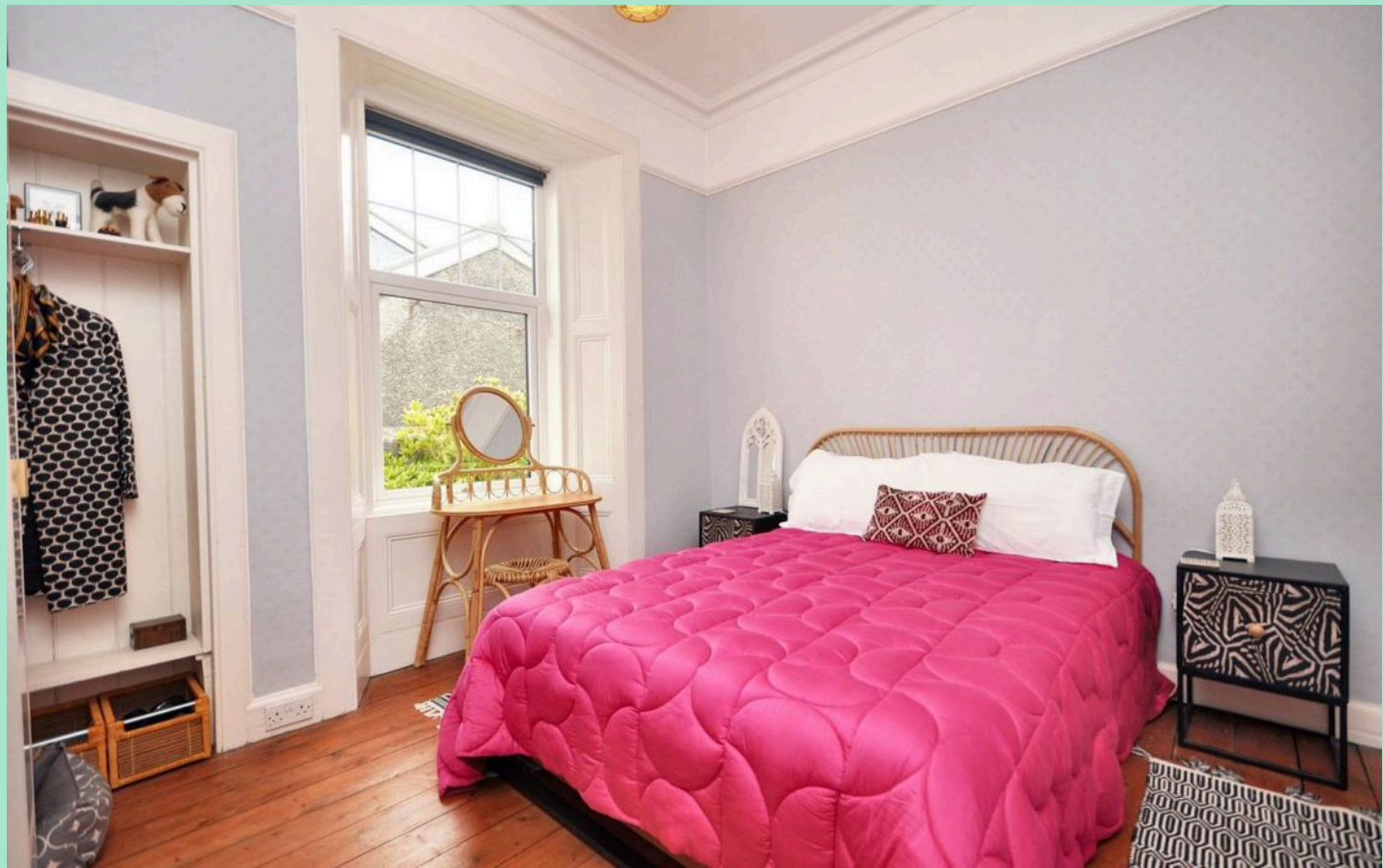
10' 4" x 7' 3" (3.15m x 2.20m)

To rear of property, fully fitted kitchen with both floor and wall mounted units to include, integrated electric fan oven and ceramic hob, built in extractor fan and integrated dish washer. Stainless steel sink basin with mixer tap, integrated microwave and double glazed window to rear. Outside access via UPVC glass panel storm door to rear garden grounds.

### Dining Room

13' 9" x 9' 5" (4.20m x 2.86m)

Bright and spacious dining room to rear of property with generous built in storage, double glazed bay windows with UPVC glass panel door giving rear outside access to garden grounds.





## Bedroom

13' 9" x 12' 11" (4.20m x 3.93m)

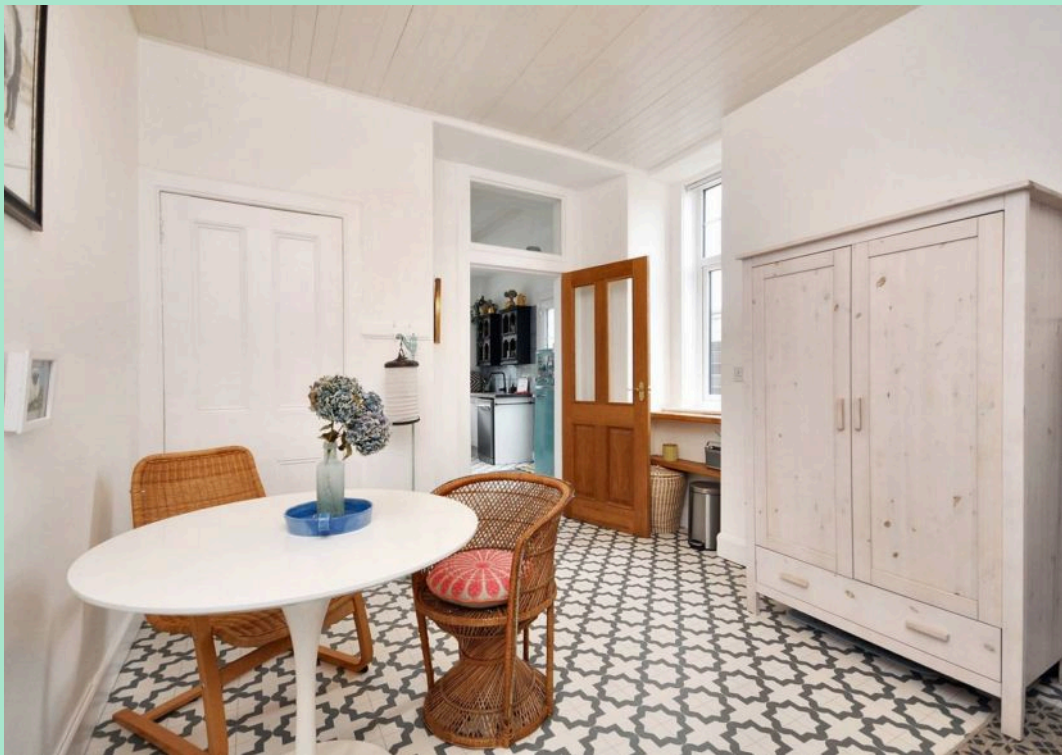
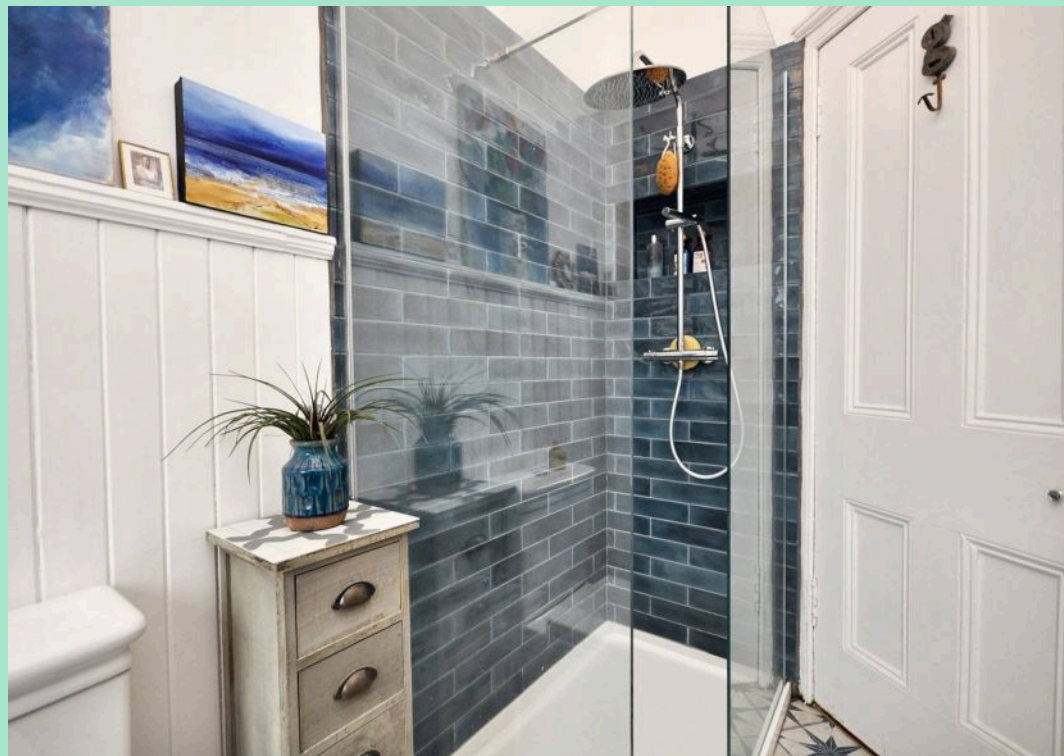
Spacious double bedroom to rear of property with double glazed bay windows to rear with UPVC glass panel door giving access to rear summer house as well as central heating radiator.

## Garden

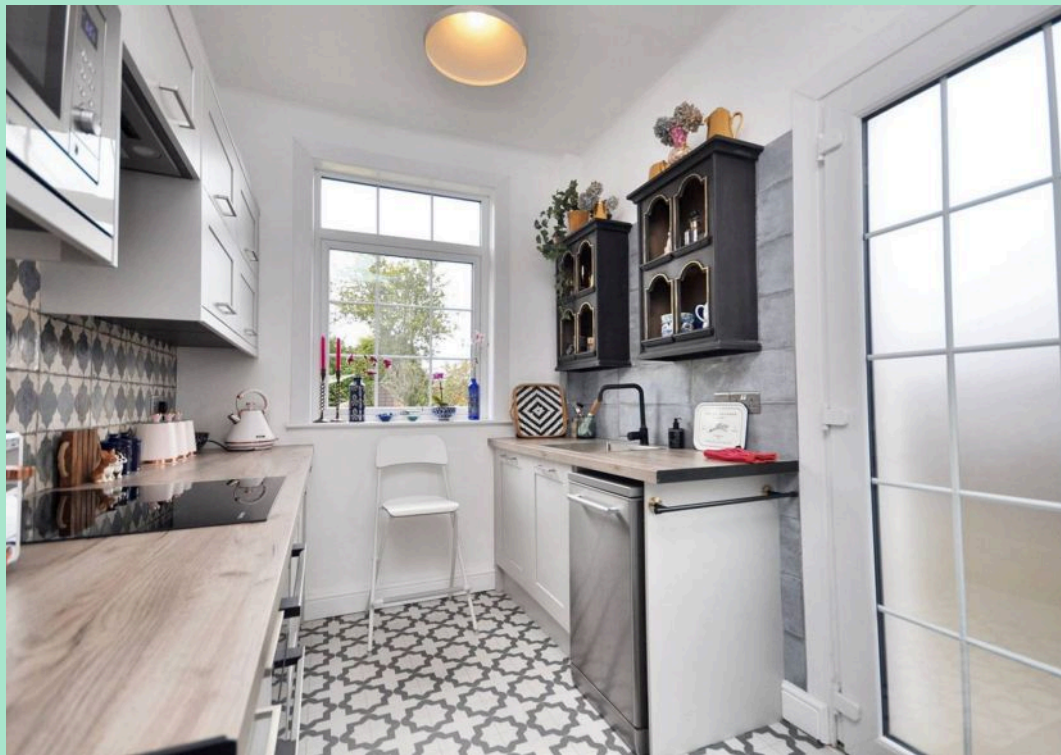
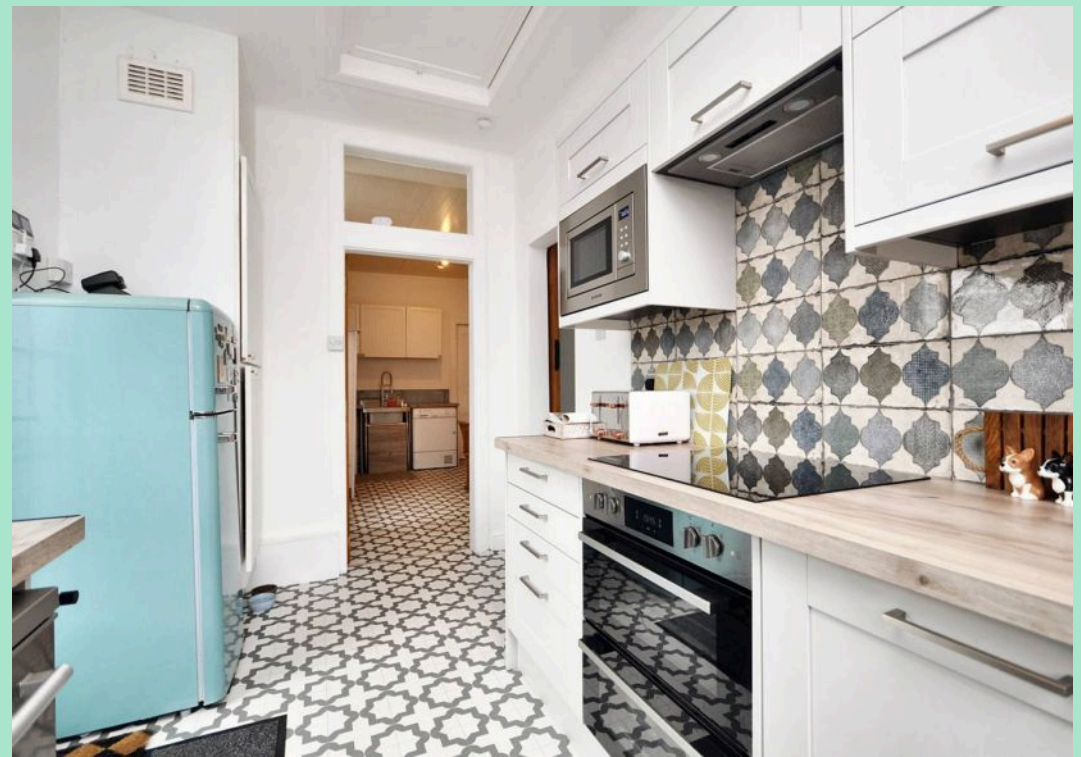
Sat on a generous plot, a fully enclosed garden to the rear comprising of concrete pathway and patio surrounding a well maintained lawn area with planting borders to the perimeters boasting mature planting and shrubbery as well as fenced boundary. Also enclosed garden grounds to the front with concrete pathway leading to front entrance as well as gravel borders and maintained lawn areas with hedges and shrubbery to the front as well as stone wall boundary



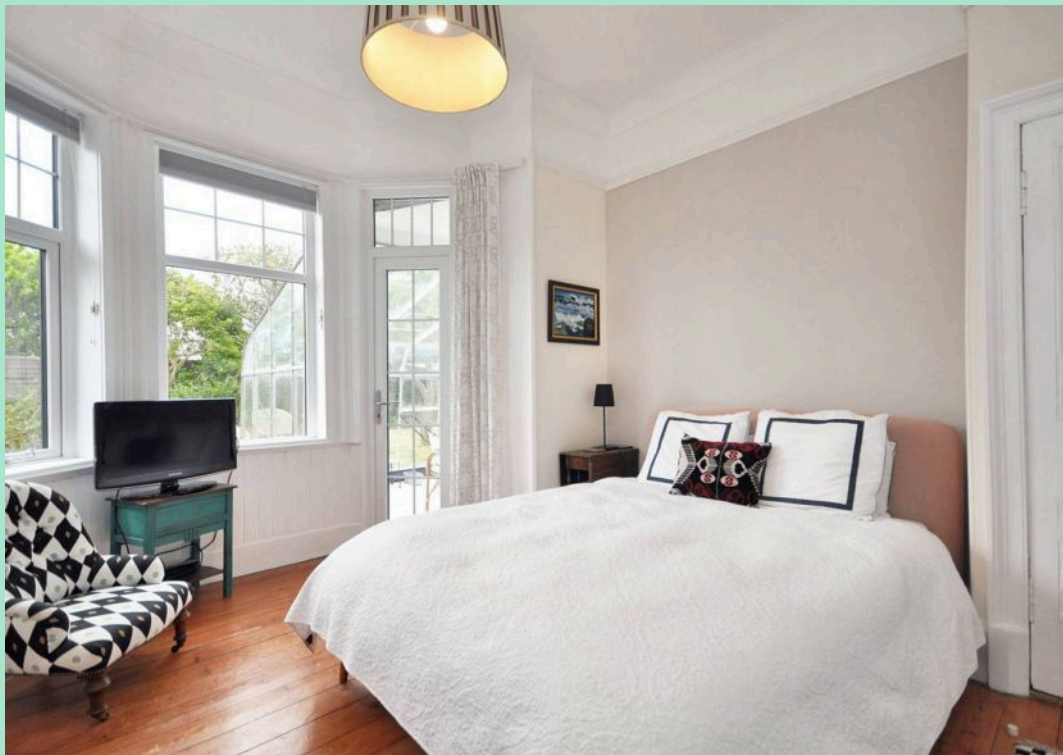






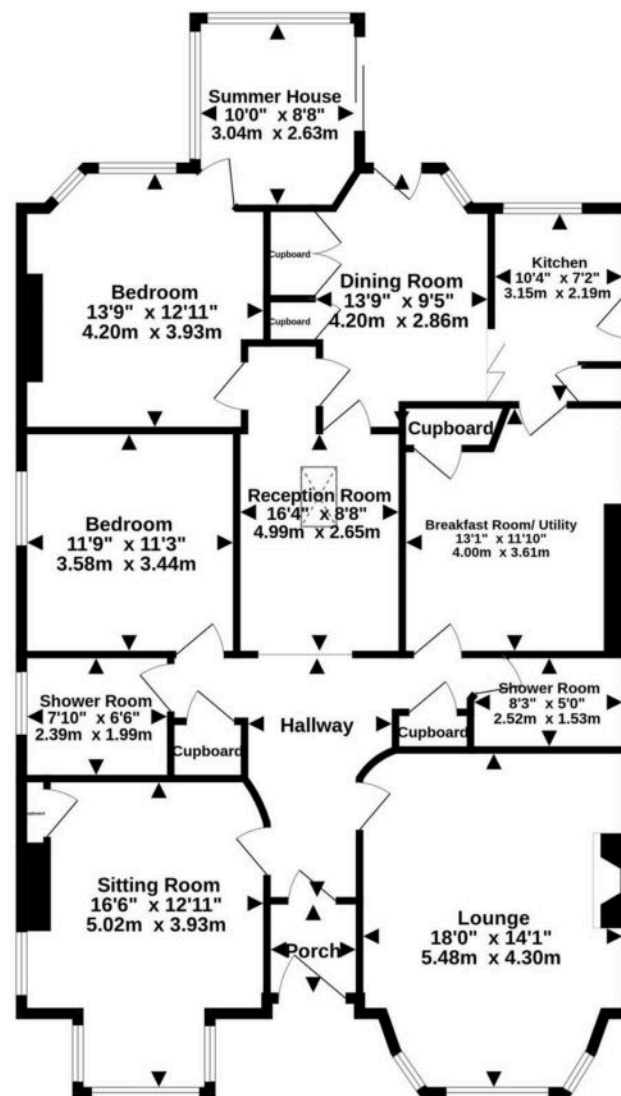








Ground Floor  
1497 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.0 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.