



PERCETON,
WESTWOOD AVENUE,
STRANRAER,
DG9 8BT

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**IMPRESSIVE DETACHED BUNGALOW IN SOUGHT AFTER
RESIDENTIAL DEVELOPMENT**

SPLENDID FAMILY ACCOMMODATION

OIL FIRED CENTRAL HEATING, FULL DOUBLE GLAZING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL, LOUNGE,
KITCHEN, 3 BEDROOMS (1 EN-SUITE), SITTING ROOM or
BEDROOM 4, FAMILY BATHROOM, REAR VESTIBULE WITH
UTILITY ROOM/PANTRY/SCULLERY**

GARAGE & BLOCK PAVING DRIVEWAY

GARDENS TO FRONT, SIDE & REAR

REDUCED PRICE - OFFERS AROUND £175,000

DESCRIPTION

Perceton is an exceptionally spacious detached bungalow in a highly sought after location within Stranraer borough.

The house is in need of some upgrading as is reflected in the price but with a little imagination, would offer exceptionally desirable family home.

The property benefits from full double glazing and oil fired central heating and is located within the sought after cul-de-sac of Westwood Avenue.

Stranraer town centre is a very short distance away where all other amenities are available to include a good range of Banks, supermarkets and shops. Stranraer Academy is nearby as is Rephad Primary School.

Early viewing of this attractive home is to be recommended as demand is expected to be high.

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ACCOMMODATION

VESTIBULE:

uPVC front door/fan light opens on to the vestibule with vinyl floor. Timber/glazed partition and internal door.

HALL:

Spacious L-shaped reception hall. With large cloakroom cupboard and linen cupboard. Hatch to attic.

LOUNGE: (23' x 15'4")

Exceptionally spacious public room with windows to front and rear maximising the natural light. Tiled hearth with free standing electric fire.



BEDROOM 1: (13'6" x 10'10")

Spacious front facing master bedroom with en-suite. Built-in wardrobes. **EN-SUITE:** (6'3" x 7'6" at maximum) With turquoise wash-hand basin and white w.c. Part ceramic tiling. Shower cubicle. Wall shelves and wall mirror.



FAMILY BATHROOM: (12' x 6'10")

With sage green bath and shower tray. White w.c. and wash-hand basin. Full ceramic tiling. Separate shower cubicle with handrails. Fitted cupboard. Towel rail.

BEDROOM 2: (12' x 10'6")

Further spacious double bedroom to the side elevation.

**BEDROOM 3:** (12' x 12'9")

Further spacious bedroom with built-in wardrobes. Views to the rear garden.

**BEDROOM 4 (or SITTINGROOM):**
(12' x 12'9")

Further useful room which could be either a second sittingroom or an additional bedroom. View to the rear garden. Built-in cupboards.

**KITCHEN:** (12' x 11'6")

Spacious kitchen to the rear of the property with a good range of fitted units both base and wall mounted. With wood effect worktops and deep purple doors. Electric oven and hob. Tiled splashbacks. Stainless steel double sink/drainer. Fluorescent strip lighting.

**REAR VESTIBULE:**

Leading to the rear door. With Pantry and Utility room/scullery off.

UTILITY ROOM/SCULLERY:

Containing Belfast sink. Connections for washing machine. Central heating boiler and controls. Cupboard.

OUTSIDE

GARAGE:

Single garage with up-and-over door.

GARDEN:

Large mature gardens to front, side and rear. Block paving driveway leading to front door. Oil tank in rear garden. Rotary Clothes Dryer. Greenhouse.



SERVICES:

Mains water, electricity and drainage. Oil fired central heating.



ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "F".

PRICE:

Reduced Price - Offers around £175,000 are invited.



OFFERS

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,
4/6 SOUTH STRAND STREET,
STRANRAER, DG9 7JW.**

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The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.