



**“ROWANS HILL HOUSE”,**  
**ROWANSHILL,**  
**LESWALT HIGH ROAD,**  
**STRANRAER,**  
**DG9 0EH**

**SOLICITORS & ESTATE AGENTS**  
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**UNIQUE ARCHITECT DESIGNED DETACHED VILLA**

**SUPERIOR FAMILY HOME**

**EXTENSIVE VARIED ACCOMMODATION ON TWO LEVELS**

**ELEVATED LOCATION OFF PRIVATE ROAD**

**VIEWS TOWARDS LOCH RYAN**

**ACCOMMODATION COMPRISES – RECEPTION HALL WITH W.C. OFF, REAR VESTIBULE, STUDY, SUN ROOM, KITCHEN DINER, LOUNGE, DINING ROOM, FEATURE STAIRCASE, LIBRARY, DRESSING ROOM, BATHROOM, UPPER LANDING/CORRIDOR, 4 BEDROOMS**

**FULL DOUBLE GLAZING, ELECTRIC HEATING**

**SINGLE GARAGE, DRIVEWAY, VARIOUS OUTBUILDINGS**

**LARGE GARDEN WITH MATURE TREES & SHRUBS**

**OFFERS AROUND £245,000**

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## DESCRIPTION

“Rowans Hill House” is a unique and fascinating Architect designed villa occupying an elevated location in a secluded spot in the West End of Stranraer overlooking Loch Ryan.

The property provides generous spacious accommodation on two levels with a variety of potential uses for the various spaces within the building which is served by electric heating and is fully double glazed. Some modernisation may be expected.

The property will offer an enviable family home.

Sheuchan Primary School is nearby for primary education. Agnew Park is but a short walk away and the centre of Stranraer is a short distance further where there is a good range of Banks, supermarkets, shops, medical and recreational facilities, and the like.

Early viewing of this most unusual and attractive dwellinghouse is to be recommended.

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## ACCOMMODATION

**RECEPTION HALL:** (15'6" x 7' plus 5' x 3'6")

Timber door with fan light opens onto the Reception Hall. Pine lined ceiling and parquet flooring. Roof light. W.C. off. **W.C.:** (5' x 4'6") With peach w.c. and wash-hand basin. Wood effect floor.



**REAR VESTIBULE:** (15' x 5'10")

With double glazed partition overlooking the garden. Double glazed uPVC door. Glazed partition with the adjoining Study. Communicating door to garage.

**STUDY:** (11'6" x 9'2")

With glazed partition adjoining the Rear Vestibule. Communicating door with Sun Room.

**SUN ROOM:** (11'6" x 8'9")

Bright attractive Sun Room with a view over the front garden. Wood effect flooring. Roof light.

**KITCHEN:** (11'9" x 11'4")

Exceptionally spacious open plan Kitchen/Diner with a good range of fitted units both base and wall mounted in antique pine with formica worktops. Vinyl floor covering. Electric hob on tiled unit. **DINER:** (11'4" x 9') Further spacious area adjoining the Kitchen. With wood burning stove and patio doors with large windows. Double stainless steel sink and drainer. Windows to three elevations. Washing machine. Dishwasher. Central heating controls. Vinyl floor covering. Further fitted units both base and wall mounted.



**DINING ROOM:** (19' x 10'9")

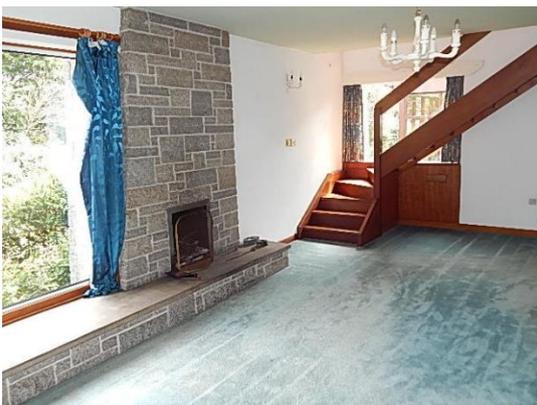
Exceptionally spacious further public room with windows to front and rear maximising the natural light. Views over the gardens.



**UPPER LEVEL**

**LOUNGE:** (23'3" x 12'6" plus 11' x 11'4")

Generously proportioned L-shaped Lounge with large feature window to the front garden. Fyfestone chimney breast/stone hearth housing open fire. Patio doors to garden. Mahogany feature staircase to upper level.



**LIBRARY:** (10' x 6'4")

Windows to front, side and rear. Pine lined coombed ceiling. Long pine storage bench. View towards Loch Ryan.



**DRESSING ROOM AREA:** (9' x 6'6")

Built-in shelved cupboards with hot water cylinder. Adjoining the Family Bathroom.



**BATHROOM:** (11'6" x 8'9")

With pale blue bathroom suite to include bath, w.c., wash-hand basin and bidet. Vanity Unit. Electric towel rail. Windows to two elevations. Wall mounted medicine cabinet. Strip light with shaver point. Wall mirror.



**REAR CORRIDOR:**

With hatch to attic space. Pull down ladder. Large cupboards with hanging space.

**BEDROOM 1:** (10'6" x 9')

Overlooking the front garden with a view to Loch Ryan. Built-in wardrobes.

**MASTER BEDROOM:** (16'6" x 9')

Master bedroom overlooking the rear garden with en-suite shower and vanity unit. Shower cubicle – with full ceramic tiling – housing Mira electric shower. Built-in wardrobe.



**BEDROOM 3:** (18'4" x 9')

Most unusual bedroom to the western elevation with view to Loch Ryan. Part coombed ceiling. Windows to side and rear. Triangular shaped window. Coomb storage.



**BEDROOM 4:** (10'6" x 7')

Single bedroom overlooking the front garden. Ideal for a child.

**OUTSIDE**

**GARAGE:** (22'6" x 8'6")

Single garage with metal up-and-over door incorporating fuel store. Electric meters, power and light.

**GARDENS:**

Mature gardens with lawns. Rotary clothes dryer. Various outbuildings to include potting shed, garden shed and coal bunker.

**SERVICES:**

Mains water, electricity and drainage. Telephone by arrangement.

**ENTRY:**

Entry by negotiation.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band "F".

**PRICE:**

Offers around £245,000 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.