



ARDEN,
19 CLENOCH PARKS ROAD,
STRANRAER,
DG9 7QT

SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
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**ATTRACTIVE WELL MAINTAINED DETACHED
BUNGALOW IN POPULAR LOCATION**

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL,
LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN,
UTILITY ROOM, 3 BEDROOMS (1 EN-SUITE), BATHROOM**

**GARDENS TO FRONT & REAR, OFF-STREET PARKING,
GARDEN SHED & GREENHOUSE**

REDUCED PRICE - OFFERS AROUND £145,000

DESCRIPTION

19 Clenoch Parks Road represents an excellent opportunity to acquire a substantial family home in a sought after development.

The property is in good order having been well looked after by the present owner and features full double glazing. A new gas central heating system was installed in February 2019 and new front and rear doors have also recently been installed.

The house is in good decorative order throughout and will provide an ideal family home. Equally, the property being a bungalow would be appropriate as a retirement residence.

Early viewing of this property is to be recommended.

ACCOMMODATION

VESTIBULE: (4'10" x 3'9")

uPVC wood effect front door opens onto vestibule. Fifteen pane timber/glazed door/fan light opens onto hall.

HALL:

L-shaped hall providing access to all other accommodation. Double hanging wardrobe. Hatch to attic. Central heating thermostat.



LOUNGE: (16'10" x 13'10")/DINING ROOM: (11' x 9'6")

L-shaped open plan Lounge/Dining Room separated by archway. Large picture window to the front garden with deep windowsill ideal for window seat. T.V. point. Wall lights. DINING ROOM: Spacious dining area adjoining the kitchen with patio doors leading to the conservatory.



CONSERVATORY: (10'9" x 10'3")

Wood effect uPVC conservatory to the rear. Conservatory blinds in roof. T.V. point. Patio doors to rear garden/patio.



KITCHEN: (10'10" x 9'9")

Bright rear facing kitchen with a good range of fitted units both base and wall mounted with white oak effect doors and granite effect worktops. Asterite sink with one and a half bowls and single drainer. Extractor hood. Tiled splashbacks. Vinyl floor covering. Communicating door with Utility Room.



UTILITY ROOM: (6'10" x 5'4")

With fitted base and wall mounted units in similar style to those in the Kitchen. Stainless steel sink. uPVC rear door. Pulley. Large walk-in shelved cupboard/pantry housing gas central heating boiler. Plumbed for automatic washing machine and dishwasher.



BEDROOM 1: (11' x 8'2")

Bright bedroom overlooking the front garden with built-in wardrobe.



BATHROOM: (10'6" x 5')

With white bathroom suite. Full ceramic tiling to ceiling height. Shower over bath (Newlec Calipso). Wall mirror. Shaving point. Heated towel rail.



MASTER BEDROOM: (11'9" x 11' plus EN-SUITE)

Large master bedroom overlooking the front garden. With two double built in wardrobes. **EN-SUITE:** (8' x 3'7") With peach coloured w.c., wash-hand basin and shower tray. Shower cubicle with Triton electric shower. Extractor fan.



BEDROOM 3: (10'10" x 10'6")

Further spacious bedroom this time overlooking the rear garden. Two built-in wardrobes.



OUTSIDE

FRONT GARDEN:

Neat front garden laid out largely in chippings/slabs with flower borders. Off-Street parking/driveway to the side.



REAR GARDEN:

Laid out largely with chippings and slabs. Wooden garden shed and greenhouse. Rotary clothes dryer.



SERVICES:

Mains water, gas, electricity and drainage. Telephone by arrangement.

ENTRY:

By negotiation.

VIEWING:

Strictly by appointment only through Rankin & Aitken.



COUNCIL TAX:

Band "E".

PRICE:

Offers around £145,000 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.**

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.
