



**SOLICITORS & ESTATE AGENTS
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**GLENGORM,
6 BROOKFIELD CRESCENT,
STRANRAER,
DG9 0HY.**



DETACHED BUNGALOW IN DESIRABLE WEST END LOCATION.

FULL DOUBLE GLAZING, GAS CENTRAL HEATING.

SOME UPGRADING REQUIRED.

**ACCOMMODATION COMPRISES:- LOUNGE, DINING ROOM,
KITCHEN, UTILITY ROOM, 2 BEDROOMS & BATHROOM.**

GARAGE. GARDENS TO FRONT & REAR.

OFF-STREET PARKING.

OFFERS OVER £160,000

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DESCRIPTION

Glengorm is a substantial detached Bungalow located in the west end of Stranraer and benefits from full double glazing and gas central heating.

The property is in generally good order but some upgrading/refurbishment may be appropriate.

Glengorm is ideal as a retirement residence or as a first family home with accommodation all on one level and secluded gardens to front and rear.

The property is located within the catchment area of Sheuchan Primary School and is a short distance from Stranraer Town Centre where there is a good range of shops, supermarkets, Banks, medical and recreational facilities. A bus service passes nearby.

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

ACCOMMODATION

VESTIBULE: (4'5" x 3'6")

uPVC front door/fanlight opens onto vestibule with vinyl floor covering. Timber/glazed interior door opens onto dining room.

DINING ROOM: (14' x 10'2" at max.)

Overlooking the front garden with communicating door to the kitchen. Sliding partition, shelved cupboard.



KITCHEN: (11'4" x 10'10")

Amplly proportioned kitchen with a good range of base and wall mounted units. Stainless steel sink and drainer. Gas cooker, vinyl floor, fluorescent strip light, tiled splashbacks Communicating door to utility room. Worcester gas boiler, electric meter cupboard.



UTILITY ROOM: (10'8" x 5'8")

uPVC door to the front of the property. Sliding glazed/timber door to the rear passageway. Washing machine.



REAR PASSAGEWAY: (12'7" x 5'8")
uPVC door to rear garden. Door to garage.



HALL:
T shaped hall with linen cupboard. Provides access to living room, bedrooms and bath/shower room.



LOUNGE: (19'2" x 12'8")
Very spacious public room to the rear of the property with large picture window overlooking the rear garden and burn. Fyfestone fireplace with living flame gas fire. Slate mantle. Shelves alcove, shelved cupboard.



BATH/SHOWER ROOM: (9' x 6')
With bath, wash-hand basin and w.c. in white. Glazed shower cubicle with Mira Supreme electric shower. Ceramic tiling to ceiling height. Electric light/heater in ceiling. Wall mirror, medicine cabinet, extractor fan.



BEDROOM 1: (13' x 10'2") Spacious double bedroom overlooking the front of the property.



FRONT GARDEN

Laid out largely in chippings for ease of maintenance with some shrubs. Slabbed pathways. Off-street parking. Drive leading to garage.



BEDROOM 2: (12'4" x 9'10") Further generously proportioned double bedroom with a view over the rear garden. Built-in wardrobe.



REAR GARDEN

Secluded rear garden with mature shrubs, apple tree, drying area, ranch style fence. A tranquil restful space.



OUTSIDE

GARAGE: (20' x 8') Single garage with power and light. Metal up and over door.

**SERVICES:**

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

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "E".

PRICE:

Offers over £160,000 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.