



**SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
STRANRAER DG9 7JW**

TEL 01776 702336 FAX 01776 706800

DX 581260 STRANRAER

e-mail:- enq@rankinaitken.co.uk

website: www.rankinaitken.co.uk

**TAYPARK,
5 BROOKFIELD CRESCENT,
STRANRAER,
DG9 0HY**



**SUPERIOR DETACHED VILLA IN SOUGHT AFTER WEST END
LOCATION**

WELL MAINTAINED PROPERTY

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,
LOUNGE, DINING ROOM, KITCHEN, W.C.,
SITTING ROOM (or BEDROOM 4), 3 FURTHER BEDROOMS,
BATHROOM**

GARAGE

**GARDENS TO FRONT, SIDE & REAR WITH BLOCK PAVING
DRIVEWAY**

OFFERS AROUND £175,000

DESCRIPTION

Taypark provides a rare opportunity to acquire a substantial detached family Villa in the sought after Brookfield development.

The property benefits from full double glazing and gas central heating and has been well maintained by the previous owner.

Some modernisation may be appropriate.

The property is located in the popular West End of Stranraer but close to all amenities. The Town centre is a fifteen minute walk away where there is a good range of shops, supermarkets, Banks as well as leisure, recreational and medical facilities.

The property is within the catchment area of the popular Sheuchan Primary School and would provide an excellent family home.

Early viewing of this property is recommended.

ACCOMMODATION

VESTIBULE: (3'6" x 6' 2")

uPVC wood effect front door and fan light opens onto vestibule. Floatex floor covering. Timber/glazed door to hall/stair.

HALL/STAIR:

With large under stair cupboard and glass brick feature window to rear.



LOUNGE: (19' x 12'6")

Exceptionally spacious public room with attractive outlook towards Loch Ryan. Tiled fireplace/hearth. Glazed/shelved partition with sliding door to Dining Room.



DINING ROOM: (13'9" x 10')

Amplly proportioned Dining Room with a south facing elevation. Communicating door with the kitchen. Telephone point. Wall lamps.



KITCHEN: (10'6" x 9')

South facing kitchen with a good range of units both base and wall mounted with marble effect worktops and tiled splashbacks. Larder cupboard. Vinyl floor covering. Washing machine. Electric cooker. Refrigerator. Pulley. Timber/glazed door to the rear passageway.



REAR PASSAGEWAY:

Providing access to the rear door, garage and the w.c.

W.C. (4'3" x 3'6")

Additional w.c. adjacent to the back door with ceramic tile to dado height. Electric panel heater.



SITTINGROOM/OFFICE/ BEDROOM 4: (12' x 9'6")

Side facing room currently used as a sitting room/office but with potential as a fourth bedroom if necessary. Telephone point.



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

Rear facing bedroom with built in wardrobe.



UPSTAIRS

FIRST FLOOR LANDING:

With airing cupboard.

MASTER BEDROOM: (15'9" x 14'4")

Exceptionally spacious bedroom with west facing window. Built in wardrobes. Part coombed ceiling. Telephone point.



BEDROOM 2: (13' x 13')

Further very spacious bedroom with east facing window. Built in wardrobes.

**BATHROOM:** (8' x 6'2")

With white sanitary ware. Wall mounted medicine cabinet. Heated towel rail/radiator. Electric shower over bath (Mira Zest). Ceramic tiling around bath and wall mirror.



OUTSIDE**GARAGE:**

Integral garage with electric up and over metal door. Power and lights. Central heating boiler. Shelving.

DRIVEWAY:

Block paving driveway/path leading to the front door.

FRONT GARDEN:

Laid out largely in lawn with flower borders and hedging.

REAR GARDEN:

Laid out largely in lawn with drying area and patio with garden bench.

**SERVICES:**

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

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "F".

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.