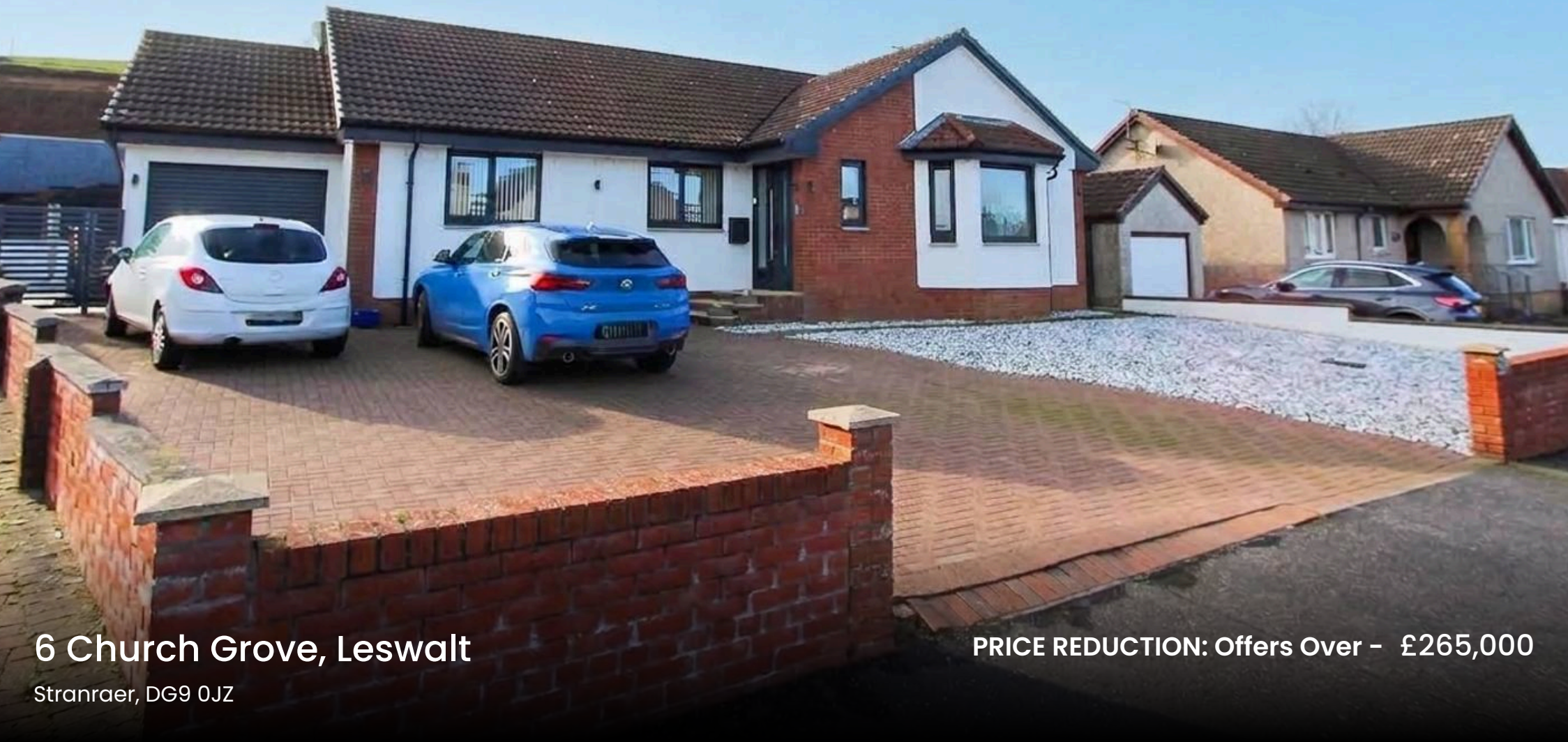




6 Church Grove, Leswalt

Stranraer, DG9 0JZ

PRICE REDUCTION: Offers Over - £265,000

6 Church Grove

Leswalt, Stranraer

Local amenities include primary schooling and village shop while amenities within easy reach include Wig Bay sailing club, Creachmore 18 hole golf course and Soleburn garden centre. All major amenities are to be found in the town of Stranraer some 3 miles distant, including supermarkets, healthcare, indoor leisure pool complex and secondary school.

Every aspect of this property has been thoughtfully designed and meticulously maintained, presenting a turnkey opportunity in a prime village location. This is a truly exceptional bungalow that combines elegance, functionality, and a welcoming ambience, making it the perfect setting for modern family life.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Immaculately presented detached bungalow
- Modernised to the very highest of standards
- Located with the ever popular village of Leswalt
- Well-proportioned family accommodation over one level
- Splendid 'dining' kitchen
- Luxury family bathroom
- En-suite master bedroom
- Tasteful decor throughout
- Oil central heating and uPVC double glazing
- Fully landscaped, terraced garden ground
- Ample off road parking

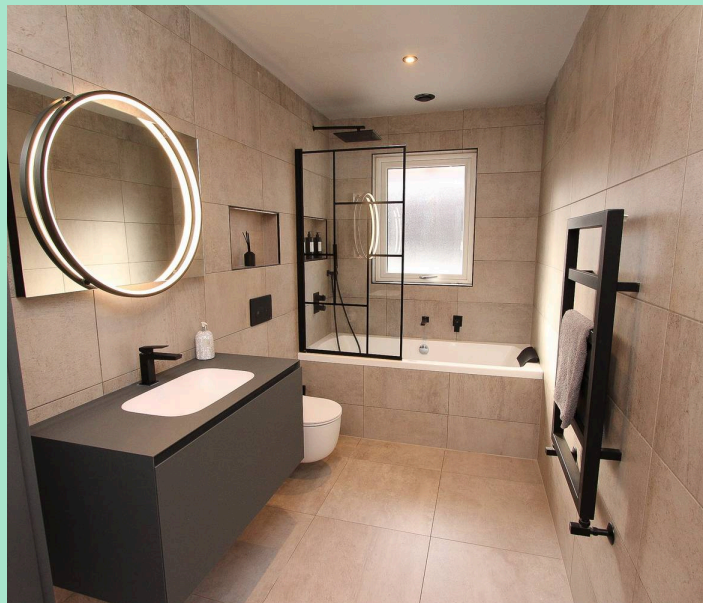


6 Church Grove

Leswalt, Stranraer

Set within the heart of the sought-after village of Leswalt, this immaculately presented three-bedroom detached bungalow offers a rare opportunity to acquire a home that seamlessly blends modern luxury with refined comfort. Modernised to the highest of standards and boasting well-proportioned family accommodation all on one level, this property is ideally suited for those seeking both style and practicality. Upon entering, you are greeted by a welcoming hallway that sets the tone for the tasteful decor found throughout the home and extends to a lounge, a 'dining' kitchen, 3 bedrooms, a dressing room and 2 bathrooms.

The splendid dining kitchen is a true centerpiece, designed for both culinary creativity and effortless entertaining, featuring contemporary fittings and premium integrated appliances, this is a generous space for family gatherings. The spacious lounge is bathed in natural light and features a media wall and mood lighting creating a warm and inviting atmosphere perfect for relaxation. The master bedroom has its own en-suite shower room, while two additional bedrooms and a dressing room provide ample flexibility for family, guests, or a home office. The luxury family bathroom is appointed with high-end fixtures and finishes. Further enhancing the appeal of this remarkable home are practical features including oil central heating and uPVC double glazing. From the fully landscaped terraced garden there a pleasant views over the village itself to the surrounding countryside beyond.



Hallway

The property is accessed by way of a uPVC storm door. Recessed lighting, CH radiators and built-in storage cupboards.

Lounge

A spacious main lounge featuring a media wall with LED lighting and built-in speakers. There is further LED mood lighting, recessed spotlights and a CH radiator.

'Dining' Kitchen

The generous kitchen has been fitted with a full range of contemporary floor and wall-mounted units with quartz worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob with an extractor above, built-in Neff ovens, a built-in wine cooler, an integrated fridge/freezer, an integrated dishwasher and an integrated washing machine. Bi-fold doors leading to the rear garden, a vertical CH radiator and LED lighting.

Bathroom

The fully tiled bathroom is fitted with a WHB, WC and a bath with a shower over. Wall mirror with surrounding LED lighting, tiled flooring, recessed lighting and a heated towel rail.

Bedroom 1

A master bedroom to the rear with an en-suite, built-in wardrobe and a CH radiator.

En-Suite

The en-suite is fitted with a WHB, WC and a shower cubicle with an electric shower. Heated towel rail.

Bedroom 2

A bedroom to the front with a built-in wardrobe, a CH radiator and a TV point.



Bedroom 3

A further bedroom to the front with a CH radiator and a TV point.

Dressing Room

A dressing room to the rear, which could also be utilised as a home office or as a further bedroom, with some alterations.

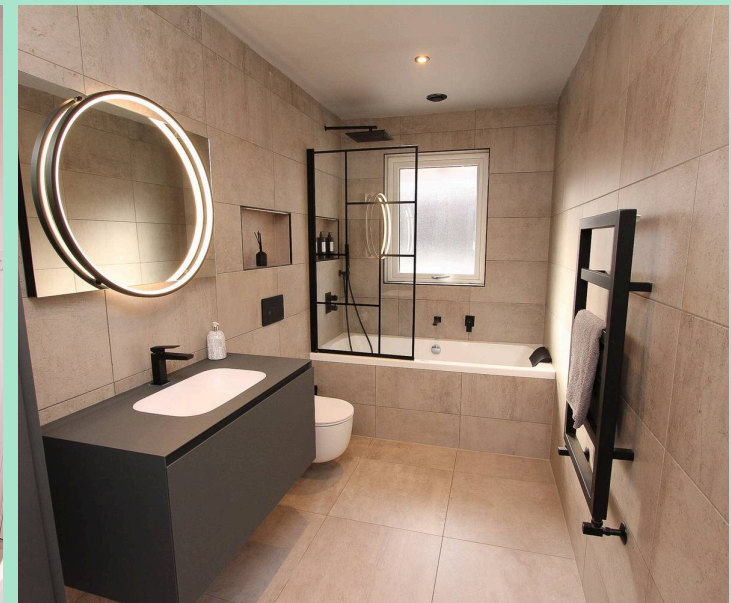
Garden

The property is set amidst its own fully landscaped, easily maintained garden ground. The front is laid out to gravel and set within a low-level wall. The terraced rear garden has been laid out in a combination of a resin patio, terraced gravel borders, composite decking with a stainless steel and glass balustrade and a further paved patio. From the top of the garden there are splendid views over the village itself to farmland beyond.

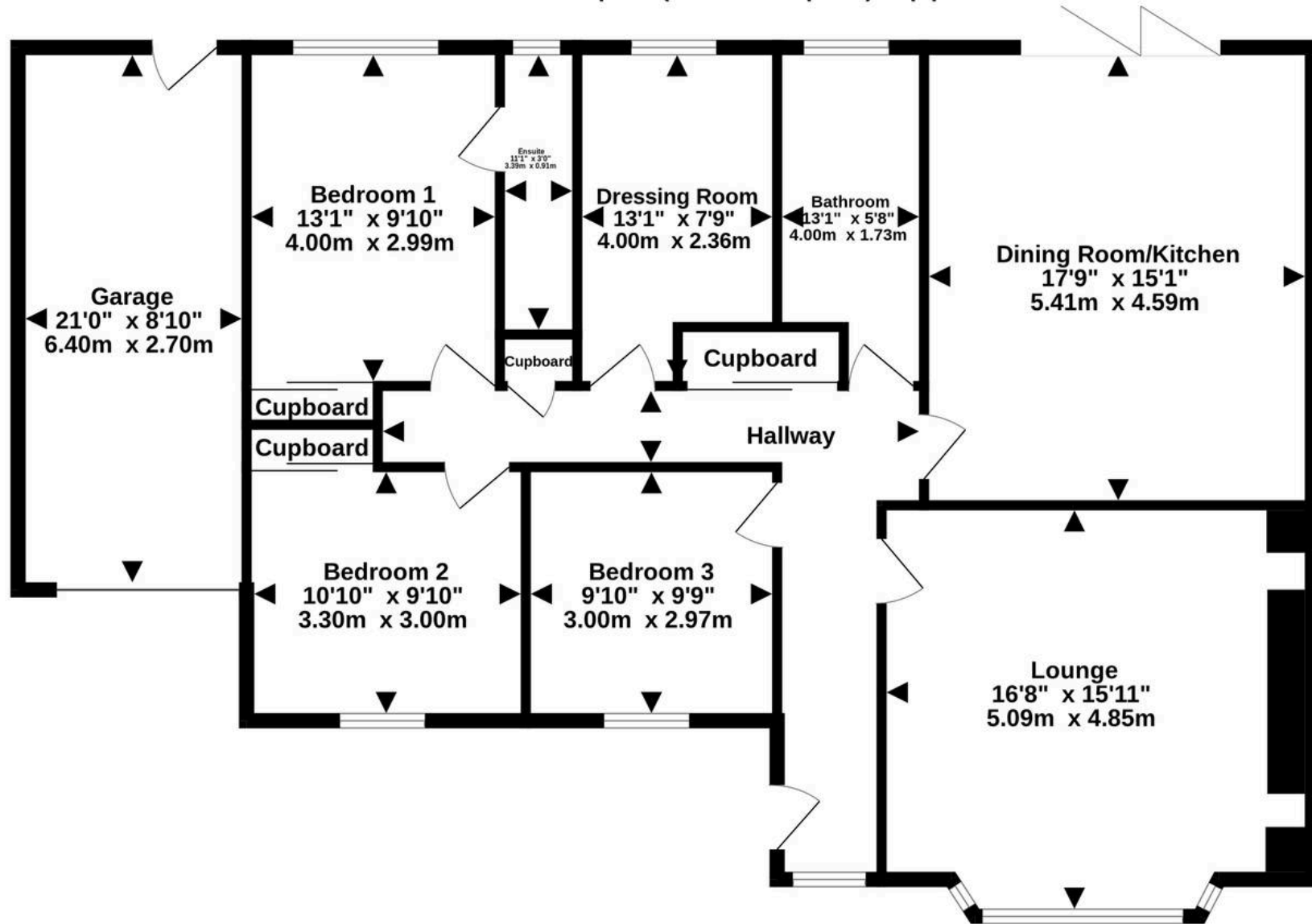
GARAGE

Single Garage

There is a generous monobloc driveway leading to a garage with an electric roller door to the front, rear service door, power and light.



Ground Floor
1387 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.