



*Excellent three-bed extended semi-detached home, fully upgraded and in walk-in condition, stunning views across the Loch, large secure garden, garage*



01387 218 080



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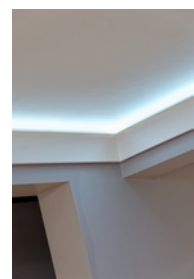
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to bring to the market this excellent three-bed semi-detached home. Set in a unique location within Cairnryan village, with stunning views across the Loch and only 6 miles from Stranraer. This lovely home has been extended and fully upgraded to an excellent standard, leaving the lucky new owners nothing to do, except move in and start enjoying it.

# THE LOUNGE



The accommodation comprises a bright and very spacious lounge, which given its shape would suit a range of furniture configurations. The focal point of the room is the inset fire, perfect for cosy nights in, and the natural light flooding into the room from the large bay window and Bi-fold doors helps create a very appealing space to relax in.



# THE KITCHEN/DINER



The modern kitchen-diner is an incredible size and perfect for the home, finished in a beautiful range of shaker units, in contemporary grey tones. Appliances include an electric hob, double electric oven and an integrated fridge freezer and dishwasher. The breakfast bar is simply stunning and provides the perfect place for dining with friends and family. The ground floor also benefits from a spacious utility room and a shower room.





# THE UTILITY & SHOWER ROOM





There are three good-sized bedrooms in this lovely home, all are ensuite, with built-in wardrobes, ample space for free-standing furniture and a bright and pleasing atmosphere. The home is kept warm and comfortable via double glazing and oil central heating.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The large rear garden space is secure and child-friendly, on sunnier days it offers a great place to relax, unwind, and enjoy a barbeque. There's ample cupboard storage throughout the property to keep everything neat and clutter-free at all times. The property benefits from a garage/workshop with electric doors. Off-street parking for at least two vehicles is provided to the front aspect of the property.

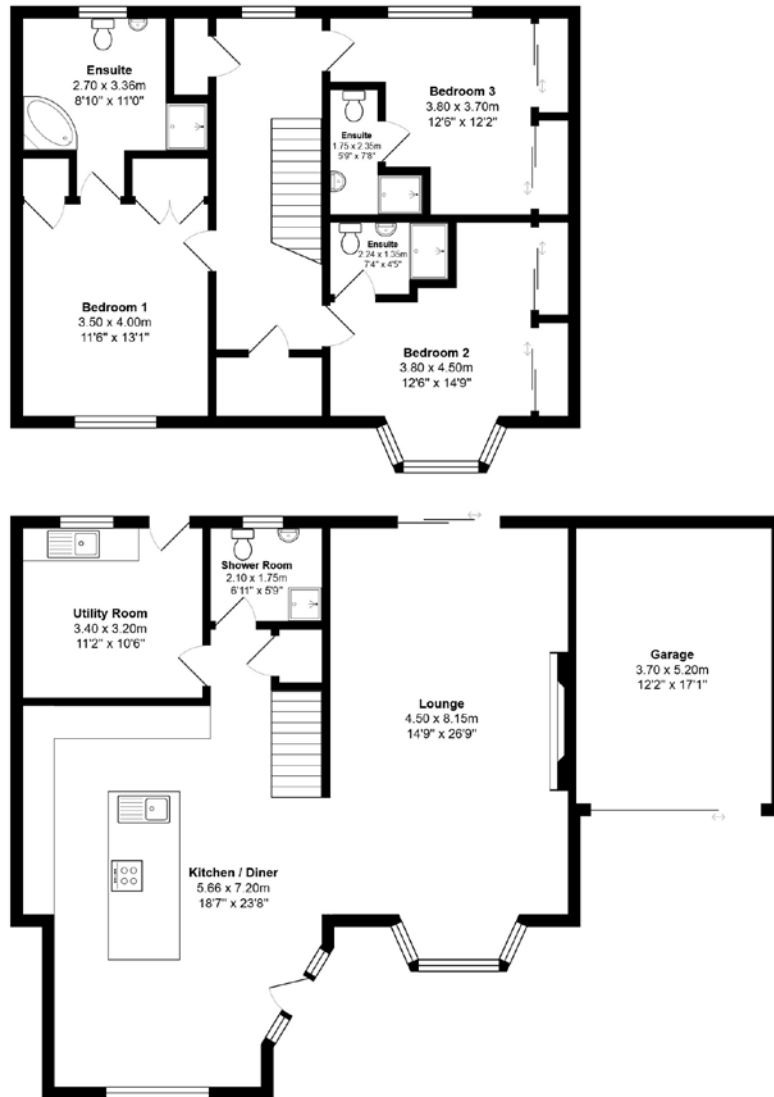
This great home would make an ideal buy for so many buyers, a couple, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a lovely home in a stunning location, set on the edge of a loch, with all the hard work already done.

# EXTERNALS



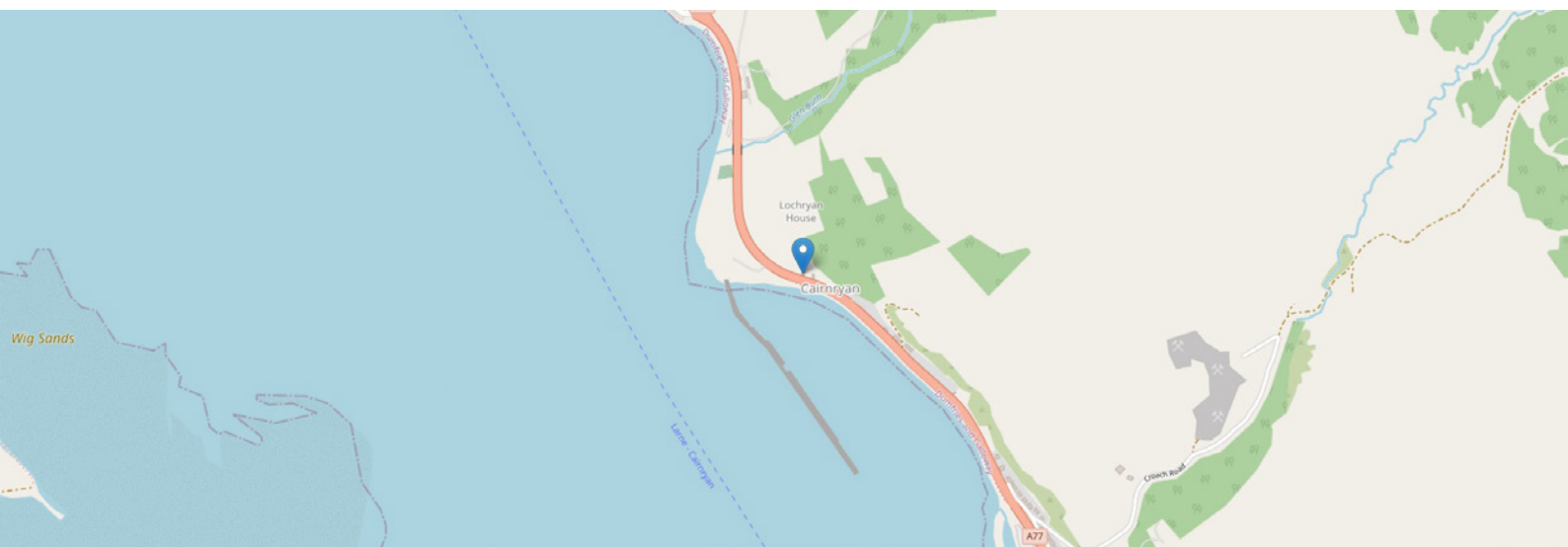


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup> | EPC Rating: D





# THE LOCATION

"Portway" is beautifully nestled on the shores of Loch Ryan and set within the village of Cairnryan, only six miles from Stranraer and 75 miles south of Glasgow. This particular part of Wigtownshire has one of Scotland's most picturesque landscapes, home to Scotland's most southerly point at the Mull of Galloway (21 miles) and further east the Galloway Forest National Park (45 miles).

Stranraer itself has a really good museum at the Castle of St. John, in the centre of the town, which you can climb right to the roof to enjoy magnificent views over Stranraer. Agnew Park, on the shores of Loch Ryan, offers a great day out for children and adults alike. There are pedal boats and a miniature train, adventure playground island and pitch and putt golf. Stair Park, home to Stranraer FC whose pitch is within the park, has tennis courts, a skate/scooter park, a bandstand, swings and a playground as well as relaxing gardens.

When the weather is not favourable visit the Ryan Centre for a swim in the leisure pool, stay fit in the gym or hire a court or the hall for badminton or football. The Ryan Theatre shows films and hosts live theatre and music events. There are many quality eateries within the town which boast very good service standard reviews. There are 4 Primary schools in this vibrant coastal town, the closest being Belmont Primary and of course, there is Stranraer Academy for secondary schoolchildren.



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01387 218 080

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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