

Galbraith



THORNBANK

OLD PORT ROAD, STRANRAER



THORNBANK, OLD PORT ROAD, STRANRAER

An attractive and spacious family home in popular residential area.

Newton Stewart 26 miles ■ Ayr 51 miles ■ Dumfries 73 miles

Acreage 0.3 acres

Offers Over £275,000

- 2 reception rooms
- 4 bedrooms (1 en suite)
- Garden
- Garage and Garden Shed
- Extensive Parking

Galbraith

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 OnTheMarket





SITUATION

Thornbank is situated on the Old Port Road, on the edge of town as the road continues to join the A77 near Portpatrick. This bright spacious family home is within walking distance of Belmont Primary School and just a short drive to supermarkets (Lidl 0.3 miles) and a wide range of amenities. Stranraer benefits from a secondary school, Stranraer Academy, a number of primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle Hotel. There are also numerous golf courses nearby including Stranraer Golf Club at Creachmore, Dunskey at Portpatrick and is only 36 miles to the famous Turnberry Golf Club. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025. Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

DESCRIPTION

Thornbank is one of two striking red brick residential properties on the Old Port Road, with extensive parking and an integral garage. The front doors opens in to the main entrance vestibule, which has a convenient fitted cupboard with shelving and hanging space for outdoor clothing. The entrance vestibule leads into the hallway which opens into all accommodation. There are two reception rooms, a sitting room, the principal room, a double aspect room with natural light flooding the room, and views of the garden. This room also has an integral colour changing electric fire with remote control. The second reception room is currently utilised as a dining room but offers a flexible space depending on the needs and requirements of the new owner. The kitchen adjacent also provides a double aspect room, with windows to the front and French style doors opening to the garden and patio at the rear. The modern and spacious kitchen benefits from a

quartz worktop and breakfast bar island, with a built-in wine cooler. There are a range of high gloss fitted units complimented by the feature bright orange splashback. Cooking facilities are provided by the Neff electric hob, double oven and grill. The kitchen opens to the utility room, with space and plumbing for white goods and the Worcester Gas Boiler for the central heating. Access from the utility room to the WC. Cloakroom, integral garage, and garden.

The master bedroom has fitted wardrobes and an en suite shower room, and two further ground floor bedrooms have fitted wardrobes. A family bathroom with a corner bath and shower completes the ground floor.

An oak staircase leads to the first floor, with one bedroom, loft storage space and a generous space, currently used as a games room, but this well-lit area is a very flexible space and could be reconfigured to the specific need of the buyer.

Thornbank sits under a tiled roof, has double glazing throughout and has generous off-street parking to the front of the property. A property type and location of continued appeal within the harbour town of Stranraer.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Kitchen, Utility Room, WC Cloakroom, Dining Room, Sitting Room, Master Bedroom with en suite Shower Room, Bedroom, Bathroom, Bedroom.

First Floor: Bedroom, Family Space/Games Room.

GARAGE (5.85m X 3.44m)

Roller door, window, power and lighting.

GARDEN

The garden is mainly to the rear of Thronbank, with a small amount of lawn adjacent to the parking area at the front. Paving continues around the property and extends in to a patio area outside the kitchen, ideal for socialising with friends and family. A wooden ranch style fence provides privacy and forms the boundary. A small timber shed situated in the parking area provides storage space for garden tools and equipment.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central Heating	Band F	C77	BT	Yes

DIRECTIONS

From Lewis Street in Stranraer (A718) turn on to Belmont Road and continue for approximately 0.5 miles, at the junction follow the road round to the left, then turn right, on to the Old Port Road, Thronbank is the second property on your left.

POST CODE

DG9 7FD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: capillary.anchorman.oasis

SOLICITORS

Carters Law, Prestwick, Eldo House
Monkton Road
Prestwick
South Ayrshire
KA9 2PB

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

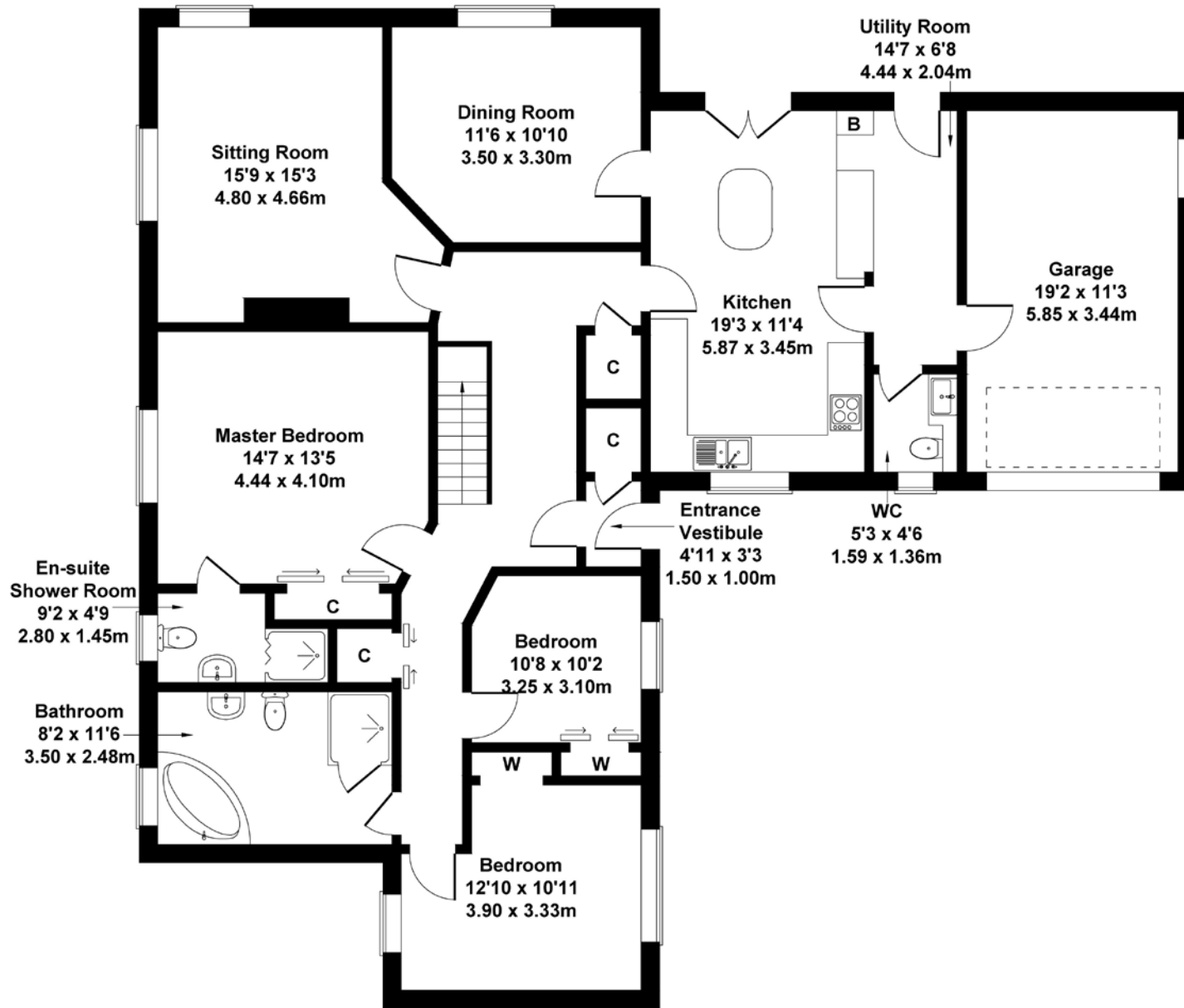
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

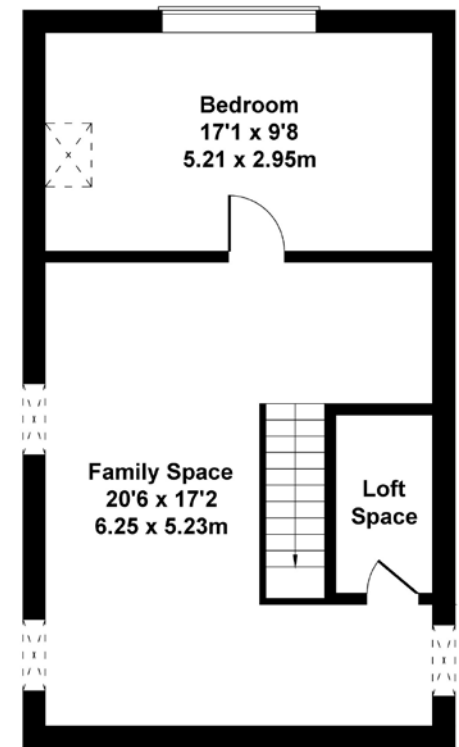
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





GROUND FLOOR



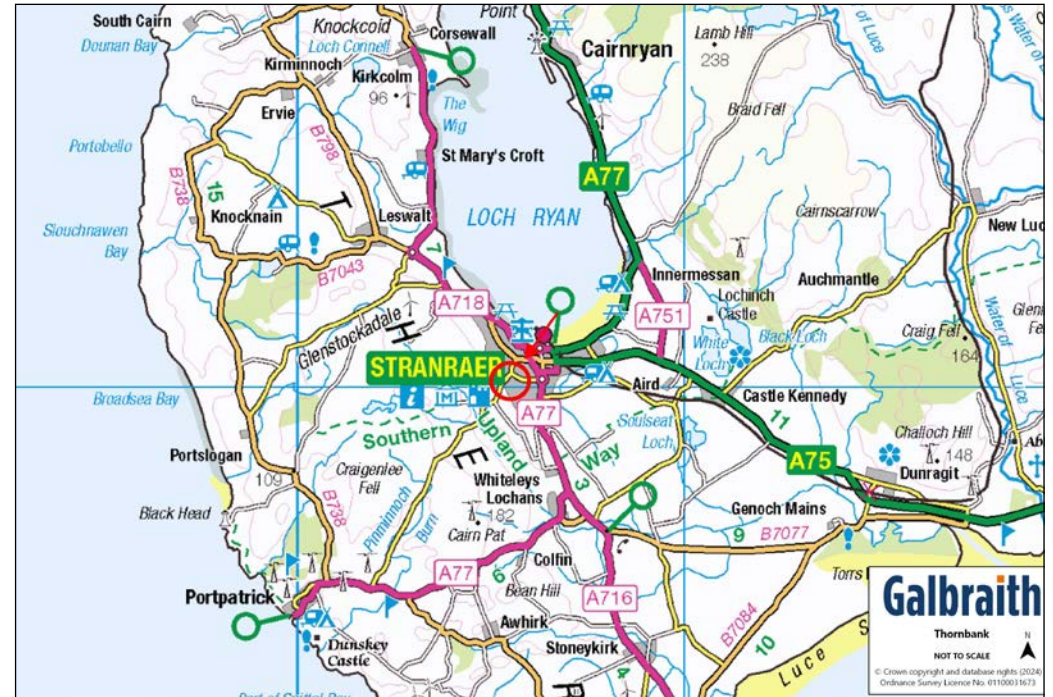
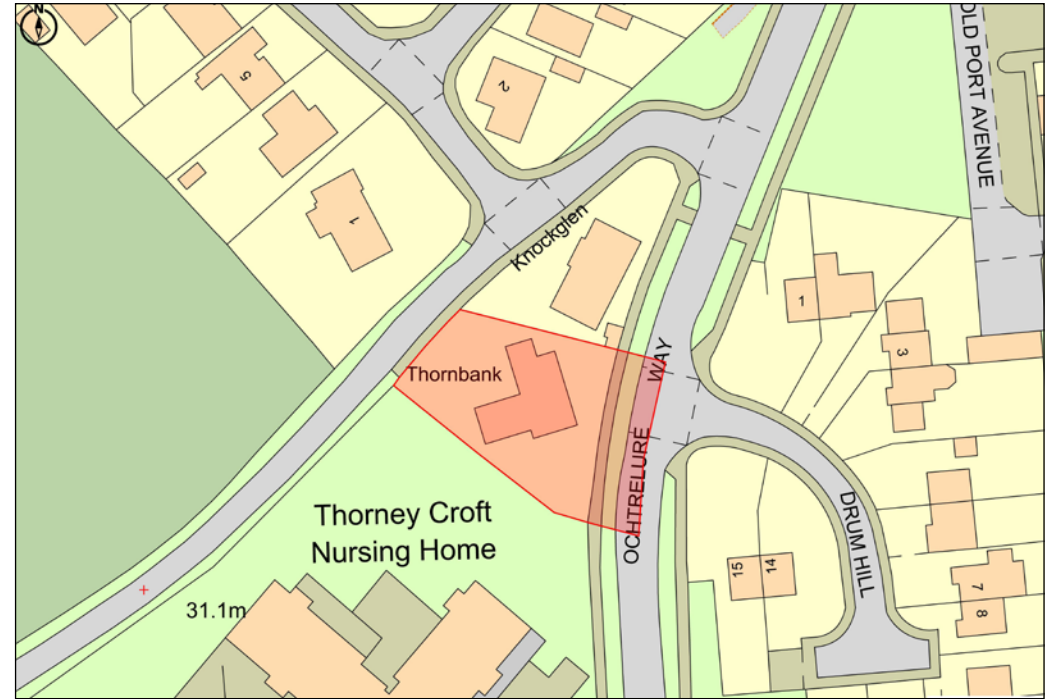
FIRST FLOOR





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





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