



**CRAIGALLEN**  
SEABANK ROAD, STRANRAER

**Galbraith**



## CRAIGALLEN, SEABANK ROAD, STRANRAER

A charming detached 4 bedroom property with art deco features and extensive garden, just a short walk from the shores of Loch Ryan.

Newton Stewart 25.5 miles ■ Wigtown 27.1 miles  
Ayr 50.7 miles ■ Dumfries 72.7 miles

Acreege 0.51 acres (0.206 hectares)

Guide Price £300,000

- 3 reception rooms. 4 bedrooms
- Open plan kitchen/dining room French doors to garden
- Solar Panels
- Extensive front and rear gardens.
- Driveway and parking
- Within walking distance of Loch Ryan

### Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Craigallen is situated on Seabank Road on the west side of Stranraer, a short walk from the adjoining Sheuchan Street and Loch Ryan coastline.

Stranraer benefits from a secondary school, 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 it is only 35 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 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

Craigallen was built around 1936 and at that time would be a grand house within the town. It is thought the property was built by the Hannay family, the Hannays were famous in Scottish milling history and owned Hannay's Mill in Stranraer and the oatmeal mill at Corsewall just a few miles away. Both mills benefiting from their Loch Ryan

situation for shipping their products. The site extends to just over half an acre including a large garden and circular driveway.

The entrance vestibule opens in to the hall and the first two reception rooms, the sitting room and living room. Both double aspect rooms overlook the garden and have open fires. The more formal sitting room has a picture rail and the living room has wooden flooring and a door opening out to the garden. The kitchen adjacent opens through to a utility room, and a dining area with double doors opening to the garden. Cooking facilities are provided a Lamona fan assisted electric double oven and grill and a two ring electric hob. There is space and plumbing for a dishwasher, and a recessed area ideal for a range cooker. The utility room also opens to the garden and has space and plumbing for white goods, a sink and drainer and a number of fitted cupboards.

The formal dining room overlooks the front garden and has a recessed cupboard in addition to a shelved store room/pantry, and would certainly be an ideal space to entertain family and friends at a dinner party.

The ground floor master bedroom has a recessed cupboard and wash hand basin and the double aspect second bedroom has a fitted wardrobe, both rooms have garden views and are separated by a dressing room. The bathroom, with a Jacuzzi bath and separate shower enclosure and the adjacent WC. Cloakroom complete the ground floor accommodation.



Kitchen/Dining Room

The first floor landing opens to two further bedrooms with dormer windows, attic storage and storage in the eaves. The attic room houses the controls for the solar panels and natural light is directed through this room to the art deco style ceiling light in the hallway below.

Sixteen solar panels have been installed on the roof and a small quarterly income is received from FITS payments. The Feed in Tariff Scheme started in February 2012 and will continue until February 2037.

There is lapsed planning permission for a dwelling house within the grounds, please visit Dumfries and Galloway Planning Application Documents Ref: 11/P/1/0430

Craigallen is a bright and spacious property with an abundance of outside space and offers many desirable attributes for those seeking a relocation to a popular and peaceful town location.

#### ACCOMMODATION

**Ground Floor:** Entrance vestibule, Sitting Room, Living Room, Kitchen/Dining Room, Utility Room, Bathroom, WC Cloakroom, Bedroom, Dressing Room, Master Bedroom, Dining Room.

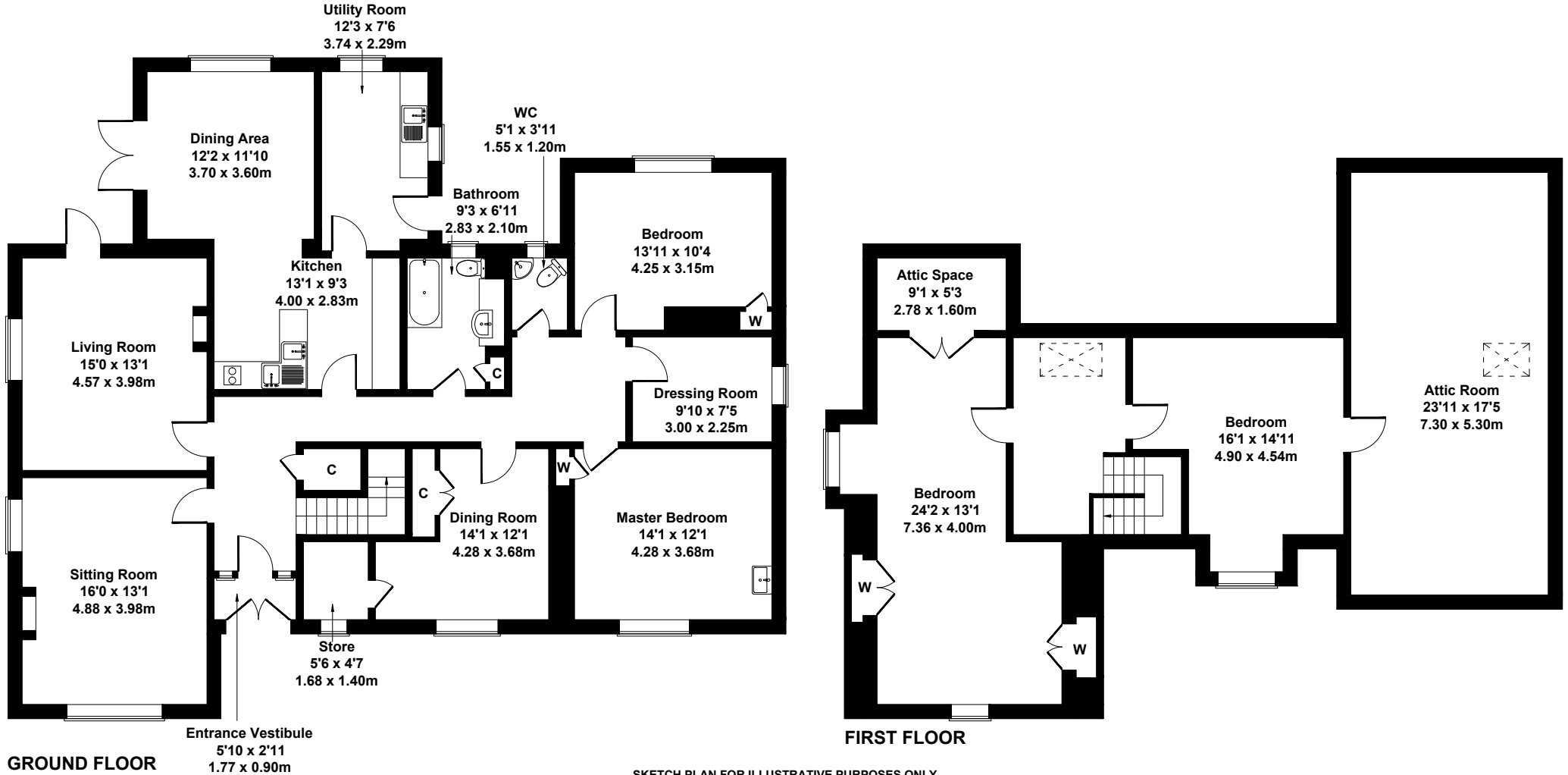
**First Floor:** Bedroom, Attic Room, Bedroom.



Utility Room

# Craigallen, Seabank Road, Stranraer, DG9 0EF

Approximate Gross Internal Area  
2895 sq ft - 269 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Dining Room



Store



Master Bedroom



Bathroom



## GARDEN

Craigallen is situated within a spacious plot mainly laid to lawn with a circular drive, greenhouse, wooden garage and an array of mature shrubs and trees. Well established rhododendrons burst in to flower in early spring and hydrangeas line the drive. The orchard has a number of fruit trees including plum and apple trees.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band G	E48	FTTC	Yes

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## DIRECTIONS

From Cairnryan Road (A717) take the third exit on to Harbour Street and continue to the mini roundabout, take the first exit on to Market Street and continue on to Agnew Crescent then Sheuchan Street. Turn left on to Seabank Road and continue for approximately 0.1 miles, Craigallen is on the right hand side of the road. The circular drive provides an entrance and an exit, continue on to the entrance towards the left hand side of the property.

## POST CODE

DG9 0EF

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///weeknight.migrate.hagging

## SOLICITORS

Rankin & Aitken  
4/6 South Strand Street  
Stranraer

## LOCAL AUTHORITY

Dumfries and Galloway Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars, however if any items are of interest they may be available to purchase by separate negotiation.

## 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.

## 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 September 2024.





Cloakroom



Bedroom



Dressing Room



Landing



Bedroom



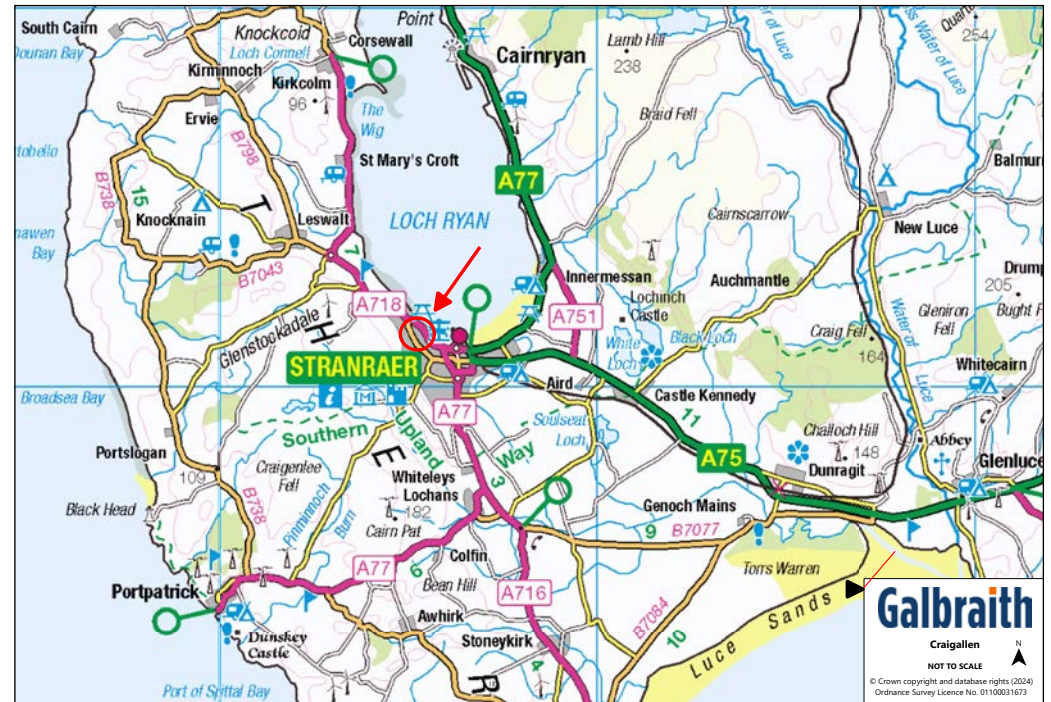
Attic Room



Landing



Bedroom







Galbraith



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