An opportunity arises to acquire a most spacious, semi-detached family villa, conveniently located within easy reach of the town centre and all major amenities. In good condition throughout the property displays a full range of attractive features including delightful internal wood finishings, lovely cornicework, the use of oak flooring, spacious ‘dining’ kitchen, delightful bathroom, wood burning stove, uPVC double glazing and gas fired central heating. This is a traditional family home of great character, providing very well-proportioned accommodation over two floors. There is an area of fully enclosed garden to the rear, detached garage and outbuildings.

ENTRANCE PORCH, HALLWAY, LOUNGE, SITTING ROOM, WC, ‘DINING’ KITCHEN, UTILITY ROOM, BATHROOM, SHOWER, 5 BEDROOMS, GARDEN, GARAGE

GUIDE PRICE: £155,000
DESCRIPTION:

Occupying a most convenient and sought after location just outwith the town centre, this is a semi-detached family villa which provides extremely well-proportioned and comfortable accommodation over two floors. Of traditional construction under a new slate roof and in good condition throughout, the property retains attractive period features including delightful internal finishings, carved wood staircase and ceiling cornice work. The property also benefits from a most spacious dining kitchen, period style bathroom, the use of oak flooring, wood burning stove, uPVC double glazing and gas fired central heating. It is set within its own area of easily maintained garden ground with large garage to the rear. It is situated adjacent to properties of varying residential style and has an outlook over the same. The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling. It is also located a very short distance from the Loch Ryan shore.

ENTRANCE PORCH: (Approx 1.6m – 1.45m)
The property is accessed by way of a wooden storm door. Terrazzo tiled flooring and electric meter cupboard.

HALLWAY:
The hallway provides access to all the downstairs accommodation and to the carved wood staircase. Oak flooring, CH radiator and telephone point.

LOUNGE: (Approx 4.57m – 4.83m)
This is a spacious main lounge with bay window to the front. There is a wooden fire with tile inset and slate hearth housing a wood burning stove. Display recesses, oak flooring, two CH radiators and TV point.

SITTING ROOM: (Approx 4.2m – 4.91m)
An additional reception to the rear with a wooden fire surround housing a gas fire. CH radiator.

‘DINING’ KITCHEN: (Approx 3.8m – 7.4m)
The kitchen has been fitted with a range of floor and wall mounted units in oak with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a Rangemaster cooker, extractor hood, integrated dishwasher and integrated fridge/freezer. Tiled flooring, under stairs cupboard and CH radiator.
UTILITY ROOM: (Approx 2.6m – 2.2m)
The utility room is fitted with a worktop and storage shelves. Plumbing for an automatic washing machine.

WC: (Approx 1.4m – 0.8m)
Comprising a WHB and WC. CH radiator.

LANDING:
Access to the bedroom accommodation and bathroom. Two built-in storage cupboards.

SHOWER ROOM:
Located on the half landing this is a vinyl panelled shower room housing a mains shower.

BEDROOM 1: (Approx 4.14m – 4.91m)
A bedroom to the front with bay window. CH radiator.

BEDROOM 2: (Approx 4.2m – 3.52m)
A bedroom to the rear with CH radiator.

BEDROOM 3: (Approx 3.8m – 4m)
A further bedroom to the rear with CH radiator.

BEDROOM 4: (Approx 2.7m – 3.1m)
A bedroom to the with CH radiator and built-in cupboard housing the gas fired central heating boiler.

BEDROOM 5: (Approx 2.1m – 2.74m)
A bedroom to the front with CH radiator.
BATHROOM: (Approx 2.7m – 2m)
The bathroom is fitted with three-piece suite in white comprising a WHB, WC and roll-top bath. There is a fully tiled shower cubicle housing an electric shower. CH radiator.

GARDEN:
The property is set within its own area of garden ground. The front has been laid out in gravel within a low-level wall with wrought iron railings. There is pedestrian access to the rear garden. The fully enclosed rear garden has mainly been laid out to lawn there is a paved patio directly off the kitchen. There is a brick built outbuilding.

GARAGE: (Approx 4.5m – 5.2m)
A detached garage to the rear with electric roller door, service door, power and light.
ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 22/03/2019

COUNCIL TAX: Band ‘E’

GENERAL:
All carpets and integrated kitchen appliances are included in the sale price.

SERVICES:
Mains electricity, gas, water and drainage. EPC = D

OFFERS:
All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.