

FOR SALE

**"CEUD-MILE-FAILTE"
57 LIDDESDALE ROAD,
STRANRAER, DG9 0AE**



An opportunity arises to acquire a semi-detached bungalow occupying a pleasant location within the popular west end of Stranraer. To the rear of the property there are delightful views over garden ground to open farmland beyond. The property benefits from an oak design kitchen, shower room, new electric heating, solar panels and uPVC double glazing. Set within its own area of easily maintained garden ground with ample off-road parking.

**HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM,
3 BEDROOMS, GARDEN, OFF-ROAD PARKING**

PRICE: Offer over £125,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a pleasant position within a popular residential area, this is a semi-detached bungalow which provides spacious accommodation over one level.

The property is set within its own area of easily maintained garden ground and is situated adjacent to other private residences of similar style. There is an open outlook to the rear of the property over garden ground to open farmland beyond.

The property is of timber frame construction under a tiled roof and benefits from an oak design kitchen, shower room, new electric heating, solar panels and uPVC double glazing.

Local amenities within easy reach include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a secondary school and town centre transport service available from closeby.

KITCHEN: (Approx 2.2m – 3m)

The kitchen is fitted with a range of oak design floor units with marble style worktops incorporating a stainless-steel sink with mixer. There is an electric cooker point and plumbing for an automatic washing machine. Electric storage heater.



HALLWAY:

The property is accessed by way of uPVC storm door. Built-in storage cupboards and electric storage heater.

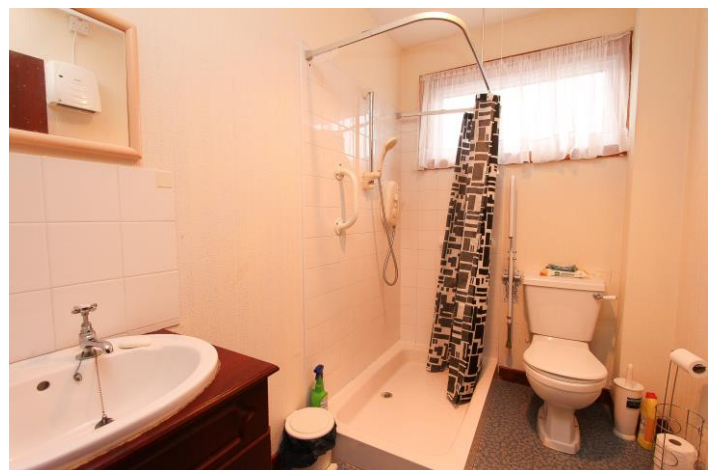
LOUNGE:

This is a spacious main lounge to the rear of the property and benefiting from delightful views over garden ground to farmland beyond. French doors leading to the rear garden, 2 electric storage heaters and TV point.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and low threshold shower tray with an electric shower. Ceramic wall tiles, wet room flooring and electric fan heater.



BEDROOM 1:

A bedroom to the front with built-in wardrobe and electric panel heater.



BEDROOM 2:

A bedroom to the front with electric panel heater.



BEDROOM 3:

A further bedroom to the front with built-in wardrobe and electric panel heater.

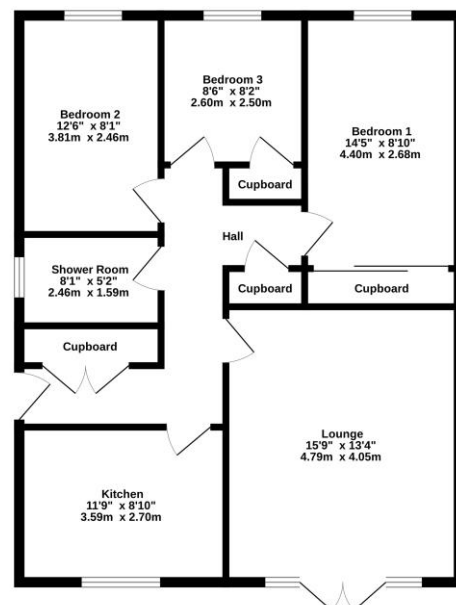


GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out gravel for ease of maintenance, there is an extensive monobloc driveway for off-road parking. The rear garden has been laid out to lawn, paved patios and mature shrubs.



Ground Floor
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.
Measurements are approximate. See to scale. Illustrative purposes only.
Made with MyHomeplan ©2024

ENTRY: Negotiable

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

DETAILS PREPARED: 11/06/2024

COUNCIL TAX: Band 'D'

SERVICES:

Mains electricity, drainage and water. Solar panels.

EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Tel: (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**