

FOR SALE

**54 SCHOOL ROAD,
STRANRAER, DG9 8DP**



A semi-detached 'chalet' style residence located in a most popular residential development towards the eastern perimeter of town. Conveniently situated within easy reach of primary and secondary schooling. In excellent condition throughout, the property benefits from a splendid shaker design kitchen, delightful bathroom, attractive internal woodwork, tasteful décor, uPVC double glazing and gas fired central heating. Set amidst its own area of fully landscaped garden ground, with off-road parking.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS, WC, GARAGE,
GARDEN**

PRICE: Offer over £120,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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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:

Located towards the eastern perimeter of Stranraer and within an ever-popular modern residential development, this is a well-proportioned semi-detached chalet style villa which provides comfortable family accommodation over two floors.

In excellent condition throughout, the property benefits from a splendid shaker design kitchen, delightful bathroom, attractive internal woodwork, tasteful décor, uPVC double glazing and gas fired central heating.

From the property there are views over parkland.

It is set amidst its own area of fully landscaped garden ground with the added benefit of off-road parking.

Local amenities that are readily accessible include general store, secondary school and primary school while all major amenities such as supermarkets, healthcare, Stair Park, Loch Ryan shore and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

PORCH:

The property is accessed by way of a uPVC storm door with side panels.

HALLWAY:

The hallway provides access to all of the ground floor accommodation and staircase to the first floor. Under stairs cupboard.



LOUNGE:

A main lounge to the front with wall mounted electric fire, TV point and CH radiator.



'DINING' KITCHEN:

The kitchen is fitted with a range of shaker design floor and wall mounted units with slate style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood and built-in oven. Plumbing for an automatic washing machine. CH radiator.



BATHROOM:

The fully tiled bathroom is fitted with a three-piece suite in white comprising WHB, WC and bath. There is a corner shower cubicle with a mains shower.



LANDING:

Provides access to both upper floor bedrooms, WC and built-in cupboard.



BEDROOM 1:

A bedroom to the front with built-in cupboards, TV point and CH radiator.



[Further bedroom 1 image](#)



GARAGE:

This is a detached wooden garage with double doors to the front, power and light.



BEDROOM 2:

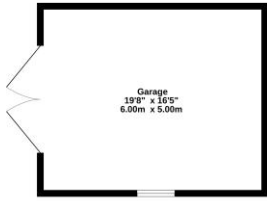
A bedroom to the rear with built-in wardrobe and CH radiator.



GARDEN:

The property is set within its own area of fully landscaped garden ground. The front and side have been laid out to sandstone paving with quartz gravel borders. There is a driveway to the rear leading to the garage. The enclosed rear garden has also been laid out with sandstone paving and quartz gravel borders.





ENTRY: Negotiable

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

DETAILS PREPARED: 19/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, integrated kitchen appliances and garage are included in the sale price.

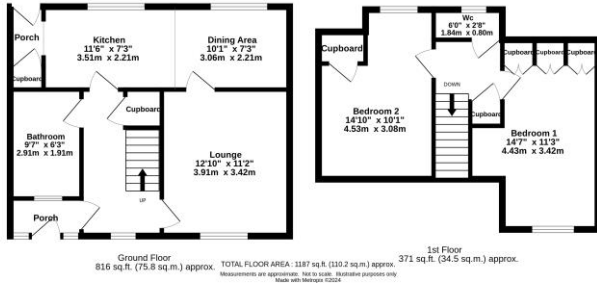
SERVICES:

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