



46 St. Ninians Avenue, Stranraer

DG9 7BE

PRICE: Offers Over £80,000 are invited

46 St. Ninians Avenue

Stranraer, Stranraer

Local amenities include access to a general store and primary schools while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and school transport service available from close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Well-maintained end of terrace villa
- Comfortable family accommodation over two levels
- Modern fitted kitchen
- Delightful shower room
- Some new internal doors
- Oil-fired central heating and uPVC double glazing
- Easily maintained garden grounds



46 St. Ninians Avenue

Stranraer, Stranraer

Located in a popular residential location, this 2-bedroom end-of-terrace house presents an excellent opportunity for those seeking a comfortable family home. The well-maintained villa boasts a modern fitted kitchen and is complemented by a delightful shower room for added convenience. The property also benefits from some new internal doors, oil fired central heating and uPVC double glazing.

Stepping outside, the property is set amidst its own area of easily maintained garden grounds.

Ideally suited to the first time buyer.



Hallway

The property is accessed by way of a double glazed uPVC storm door with a double glazed side panel. Under stairs cupboard and a CH radiator.

Lounge

A spacious main lounge featuring a Fyfe stone fire surround housing an electric fire. TV point and two CH radiators.

Kitchen

The kitchen has been fitted with a range of oak design floor and wall mounted units with granite style worktops incorporating a stainless steel sink with a swan neck mixer. There is an electric cooker point, extractor hood and plumbing for an automatic washong machine.

Landing

The landing provides access to the shower room, bedrooms and a box room. There is a built-in linen cupboard.

Shower Room

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle with mains shower. Heated towel rail.

Bedroom 1

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

Bedroom 2

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



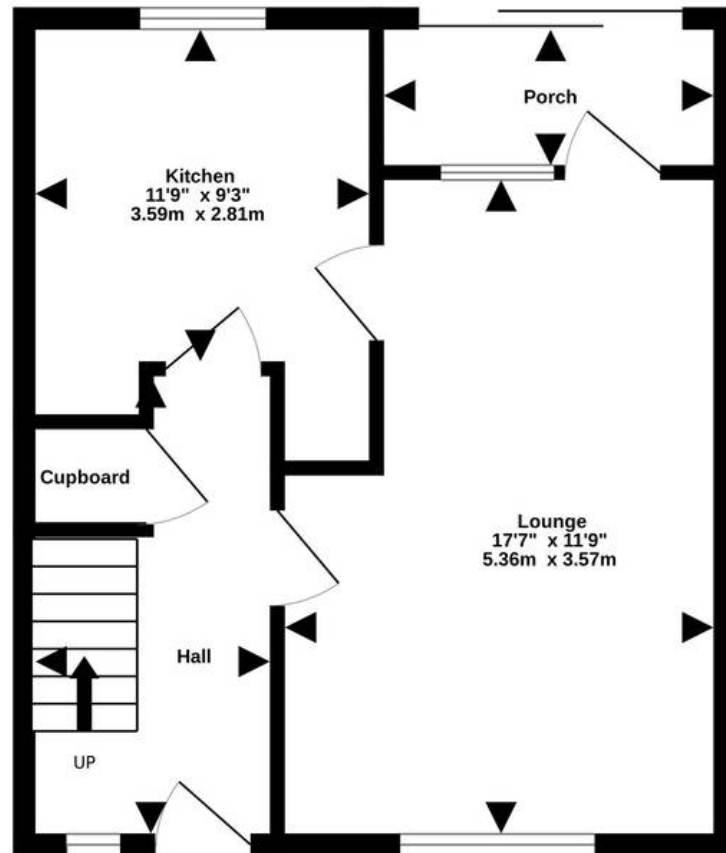
GARDEN

The property is set amidst its own easily maintained garden grounds. The front has been laid out to quartz gravel and is set within a low-level hedge. The enclosed rear garden has been laid out with paving a flower border. There is a large shed with power and light and a greenhouse.

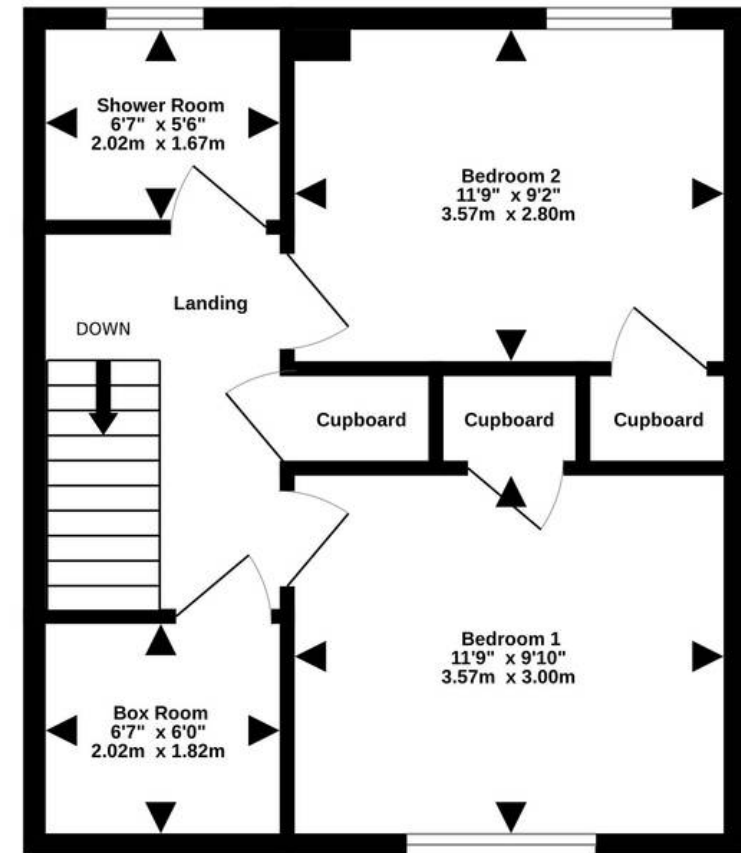
ON STREET



Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



1st Floor
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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 integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.