



32 Gallowhill Rise, Stranraer

DG9 7ST

Offers Over £118,000 are invited.

32 Gallowhill Rise

Stranraer, DG9 7ST

Local amenities include a general store, Belmont Primary School and a supermarket, while all major amenities including further supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from close by. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi detached property
- Two double bedrooms
- Gas fired central heating (boiler installed February 2024)
- Ample off road parking
- Recently installed bathroom (2024)
- Full UPVC double glazing
- Walk in condition
- Ideal first time purchase



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In a well sought-after location, this tasteful 2 bedroom semi-detached house presents an excellent opportunity for a first-time buyer. The property boasts two double bedrooms, a recently installed bathroom in 2024, and gas-fired central heating with a new boiler (February 2024), ensuring warmth and comfort throughout the seasons. Fully UPVC double glazed, the residence is in walk-in condition, alleviating any renovation concerns. Ample off-road parking further enhances the convenience of this delightful home, making it an ideal choice for those seeking a seamless transition into homeownership.

Outside, the property features generously sized garden grounds perfect for outdoor relaxation and entertaining. The rear garden showcases a mix of concrete paved pathways, a patio area, gravel borders, and a well-maintained lawn, complemented by a timber-built shed for additional storage needs. A concrete paved driveway at the front offers parking space for multiple vehicles, while a manicured lawn area to the side enhances the property's attractive kerb appeal. Enclosed by timber fencing and brick boundary walls to the rear, this charming property truly captures the essence of comfortable and stylish living.



Hallway

Front entrance to property with recently installed double glazed UPVC storm door (2024) with access to full ground floor accommodation as well as stairs leading to upper floor living space. Generous under stairs storage as well as central heating radiator.

Lounge

13' 8" x 11' 4" (4.16m x 3.46m)

Generous sized lounge to front of property providing open plan access to rear dining area with large double glazed window providing a front outlook as well as feature fireplace and central heating radiator. TV point also.

Dining Area

9' 5" x 7' 8" (2.86m x 2.34m)

Open plan with front lounge with access to rear kitchen currently used as a separate dining area to the rear with large double glazed window providing a rear outlook as well as central heating radiator.

Kitchen

11' 10" x 9' 5" (3.61m x 2.86m)

Bright and spacious kitchen to the rear, fully fitted with both floor and wall mounted units. Comprising of an integrated stainless steel sink with mixer tap, electric fan oven and separate gas hob and extractor hood as well as plumbing for washing machine as well as tumble dryer. Double glazed window to the rear as well as UPVC storm door and central heating radiator.

Bathroom

6' 4" x 5' 9" (1.94m x 1.76m)

A bright and modern, recently installed bathroom (2024) on the upper level comprising of mains shower over bath with splash panel boarding. Fitted WC as well as WHB with vanity unit and newly installed double glazed window to rear (2024).



Bedroom

13' 8" x 10' 11" (4.16m x 3.34m)

Bright and spacious double bedroom on the upper floor to rear of property with large double glazed window to the rear providing rear views over neighbouring properties and beyond as well as central heating radiator and built in storage. Wardrobes could be available through separate negotiation.

Bedroom

13' 8" x 9' 9" (4.16m x 2.98m)

Bright and spacious double bedroom on the upper floor to front of property with large double glazed window providing a front outlook over neighbouring properties and beyond as well as central heating radiator.

Office/ Study

9' 5" x 6' 11" (2.87m x 2.11m)

A well proportioned office/ study on the upper level to front of property with potential for a single bedroom with double glazed window and central heating radiator.

Garden

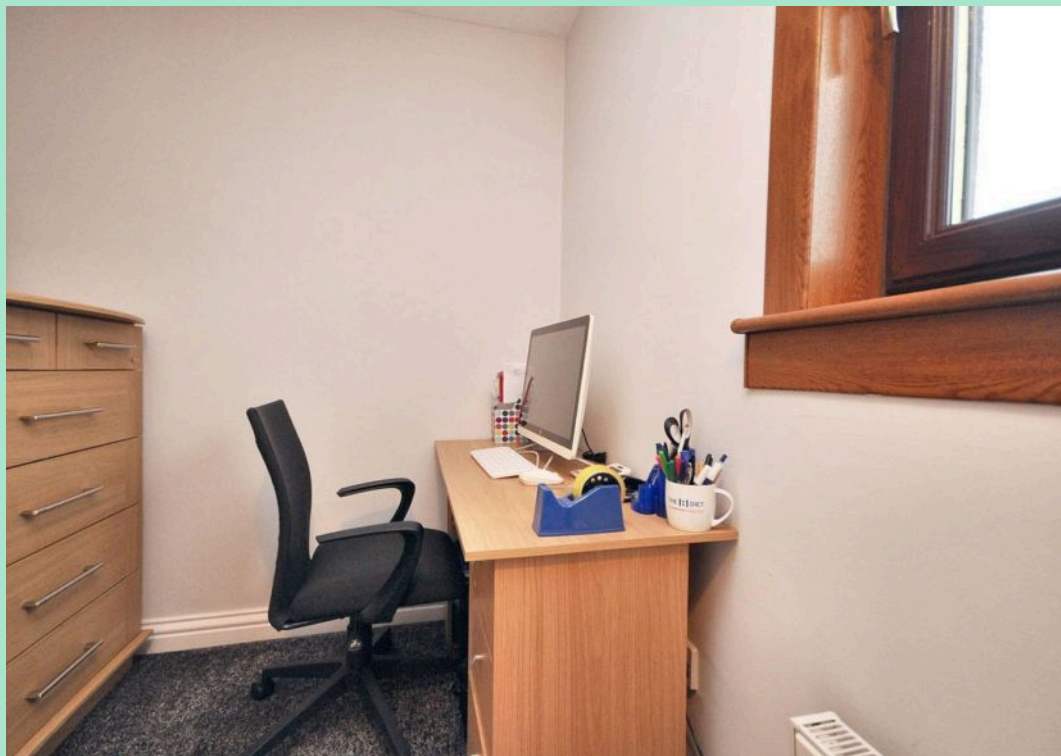
Generous sized garden grounds to the rear comprising of concrete paved pathway and patio area, gravel borders and maintained lawn. Timber built shed as well as timber fencing and brick boundary walls.

DRIVEWAY

3 Parking Spaces

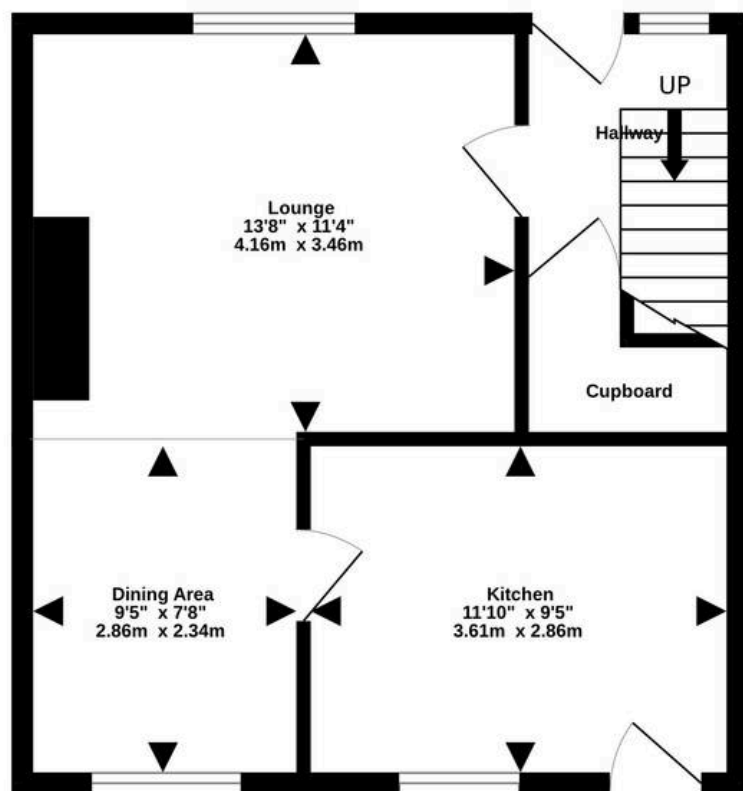
Concrete paved driveway to front of property allowing for ample off road parking for multiple vehicles as well as maintained lawn area to side.



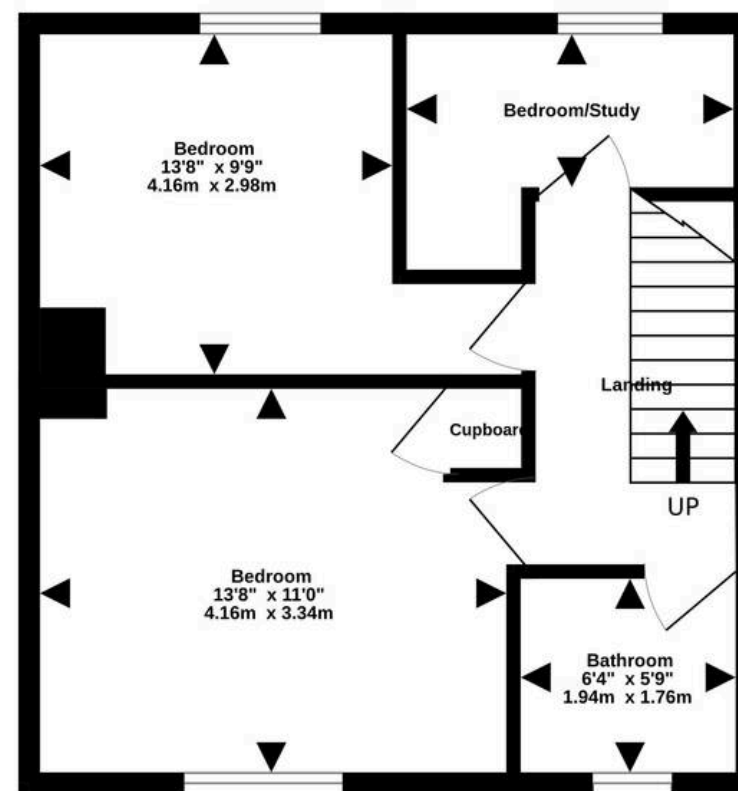




Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



1st Floor
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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