SWPC
south west property centre

1 The Grove, Stranraer

DG9 0JA

PRICE REDUCTION: Offers Over **£244,995 are invited.**

1 The Grove

Stranraer

The property is situated adjacent to other private residences of varying design and is conveniently located within easy reach of local amenities, including Sheuchan Primary School and general stores. All major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre, approximately I mile distant. There is also a most useful town centre and secondary school transport service available from close by.

Council Tax band: E

Tenure: Freehold

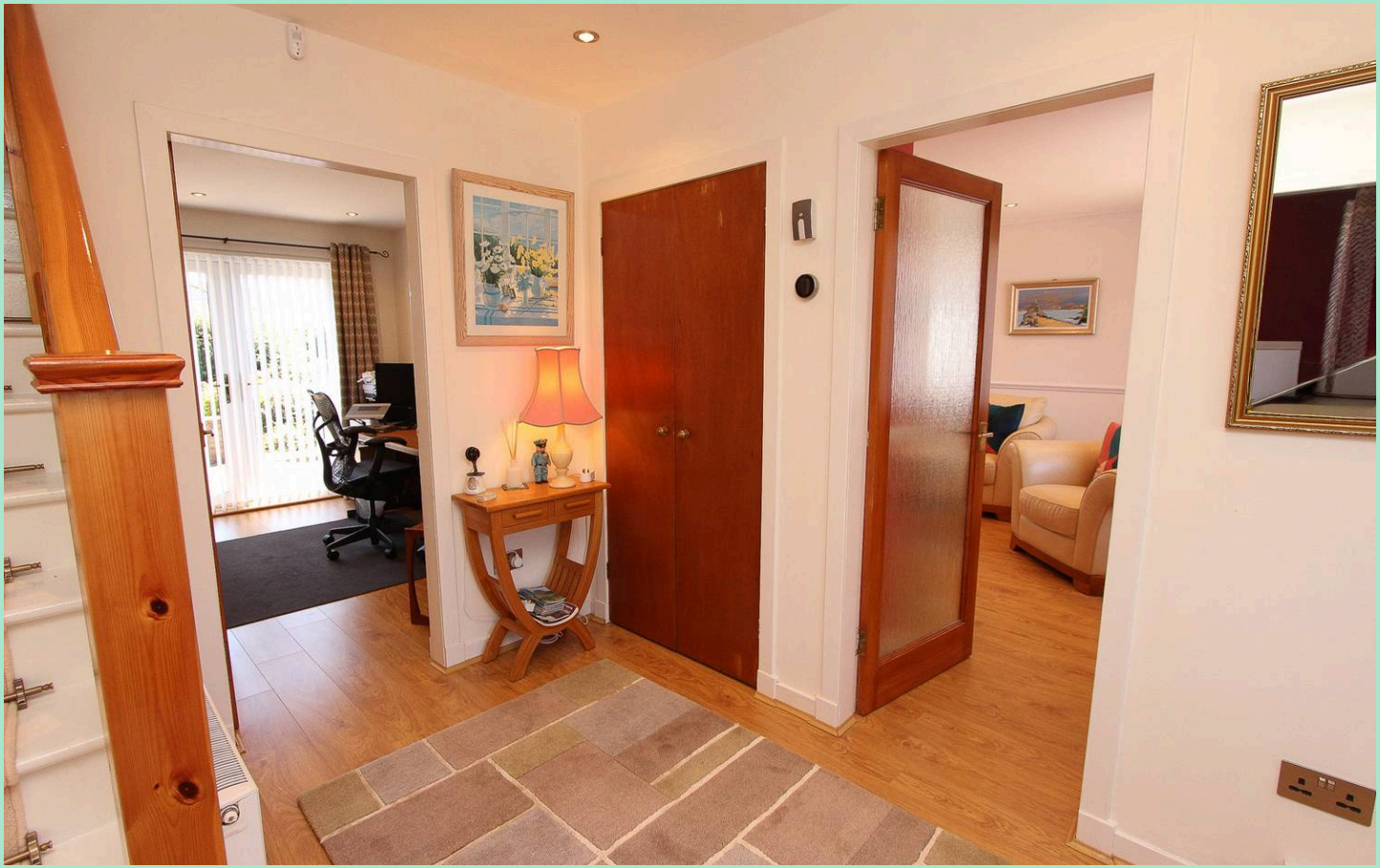
EPC Energy Efficiency Rating: D

- A very well-presented detached villa
- Well-proportioned family accommodation over two levels
- In excellent condition throughout
- Splendid beech design kitchen
- Well appointed family bathroom
- Ground floor WC
- Full rewire
- Gas central heating & uPVC triple glazing
- Set amidst its own garden ground
- Off-road parking

1 The Grove

Stranraer

This beautifully presented four-bedroom detached villa offers spacious and well-proportioned family accommodation arranged over two levels. The home is in excellent condition throughout, having benefited from a full rewire and the installation of gas central heating and uPVC triple glazing, ensuring year-round comfort and efficiency. Step inside to discover a welcoming hallway leading to a splendid beech design kitchen, thoughtfully laid out to provide ample storage and workspace, ideal for culinary enthusiasts and family gatherings alike. The ground floor also features a generous main lounge, two further reception rooms, which can be flexibly utilised depending on your needs, and a convenient WC, while upstairs you will find a well-appointed family bathroom finished to the highest of standards. Each of the bedrooms is generously sized, providing flexible space for family living, home working or guest accommodation. The property's layout has been carefully considered to create an inviting and practical environment, making it truly move-in ready. Off-road parking is available, further enhancing the appeal of this exceptional family home.



1 The Grove

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Set amidst its own landscaped garden ground, the property offers a variety of outdoor spaces designed for both relaxation and easy-maintenance living. The front garden is attractively laid out in gravel, framed by a low-level, decorative stone wall that adds kerb appeal while requiring minimal upkeep. To the side of the house, an enclosed area of lawn with mature shrubs and secured with a wooden fence. The rear garden features a further expanse of lawn, paved patio areas perfect for al fresco dining or entertaining, and mature shrub borders that provide year-round colour and privacy. The integral garage, accessed via an up and over door from the front, offers power, light and a convenient service door to the rear porch, making it ideal for secure parking, storage or a workshop.

Hallway
The wide and welcoming hallway provides access to almost all of the ground floor accommodation and the staircase to the first floor. Recessed lighting, built-in storage cupboard and a CH radiator.

Lounge
A generous, double-aspect main lounge featuring a stone fire surround and hearth housing a living flame gas fire. Recessed lighting, wall-mounted TV point and CH radiators.

Study/bedroom 4
A reception room at the front, currently used as a home office and also suitable as a ground-floor bedroom if required. Recessed lighting and a CH radiator.

Dining Room/Study
A reception room to the rear, currently used as a study. There are French doors leading to the rear garden. Recessed lighting and a CH radiator.

KItchen
The kitchen is fitted with a full range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a gas hob, an extractor hood, an integrated Neff double oven, an integrated fridge/freezer and an integrated dishwasher. Recessed lighting.

WC
A useful, fully tiled, ground-floor WC fitted with a WHB and WC in white. CH radiator.

Utility Room
A spacious utility room with plumbing for an automatic washing machine and under-counter space for a tumble dryer. The gas central heating boiler is located in the utility room.

Landing
The upper landing provides access to bedrooms and the family bathroom. Recessed lighting, built-in storage cupboard and a CH radiator.

Bathroom
The bathroom is fitted with a contemporary three-piece in white comprising a WHB, WC and a free-standing roll-top bath. There is a separate shower cubicle with a mains shower. Attractive wall tiles, recessed lighting and a CH radiator.

Bedroom 1
A bedroom to the side with a built-in wardrobe, built-in cupboard, recessed lighting, a TV point and a CH radiator.

Bedroom 2
A further bedroom to the side with a built-in wardrobe, recessed lighting, a TV point and a CH radiator.

Bedroom 3
A bedroom to the front with a built-in wardrobe, recessed lighting and a CH radiator.

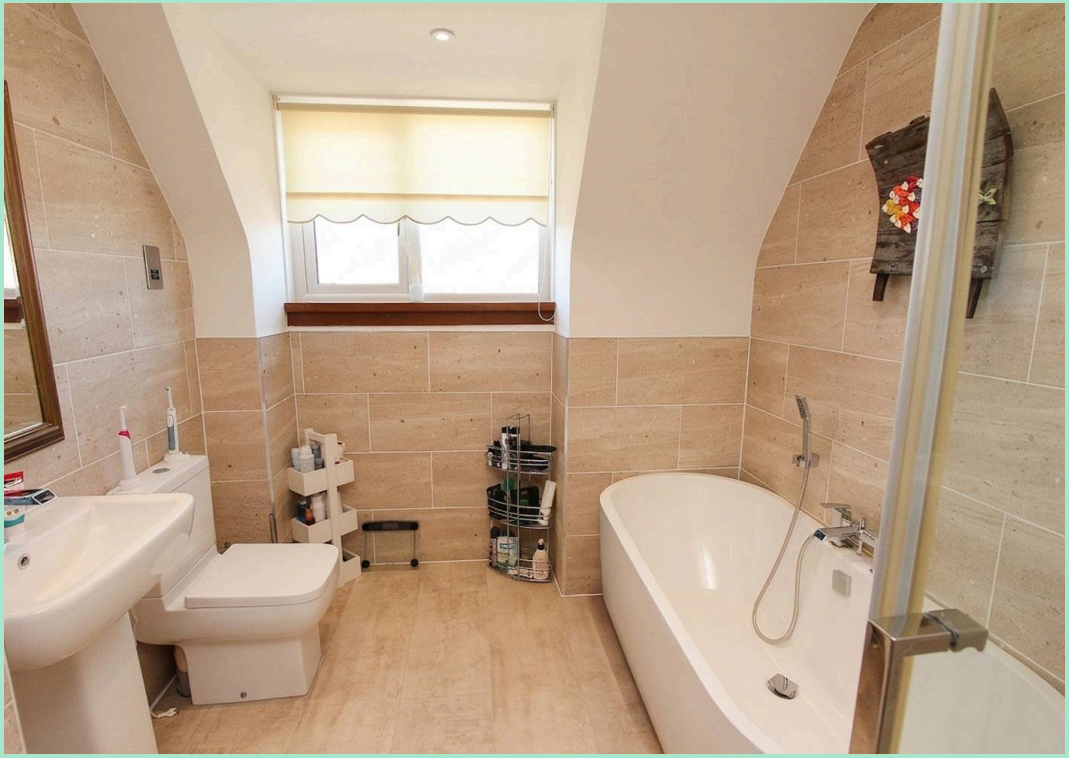
Garden

The property is set amidst its own landscaped garden ground. The front is laid out in gravel for ease of maintenance and is set within a low-level decorative stone wall. To the side, there is an enclosed area of lawn with mature shrubs and a surrounding wooden fence. The enclosed rear garden is comprised of a further lawn, paved patios and mature shrub borders.

Garage

A single integral garage with an up & over door to the front, power, light and a service door to the rear porch.

Off street, Driveway, On street



Ground Floor
943 sq.ft. (87.6 sq.m.) approx.

1st Floor
623 sq.ft. (57.9 sq.m.) approx.

TOTAL FLOOR AREA : 1566 sq.ft. (145.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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The Property Ombudsman

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