



102 Fairhurst Road,
Stranraer DG9 7QE

PRICE: Offers Over **£110,000** are invited

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Stranraer

Local amenities include 2 general stores, 2 primary schools, a sports centre, a theatre and a supermarket, while all other major amenities are located in and around the town centre and include supermarkets, healthcare and a secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- An extended end-of-terrace villa
- Located only a short drive from the town centre and primary schooling
- Comfortable family accommodation over two levels
- Splendid 'dining' kitchen
- Well-appointed shower room
- Gas central heating and uPVC double glazing
- New external insulation
- Low maintenance garden ground
- Off-road parking for two cars
- A detached garage



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Located in a popular residential area just a short drive from the bustling town centre and convenient primary schooling, this extended two-bedroom end of terrace villa offers superb family accommodation over two well-proportioned levels. Upon entering, you are greeted by a welcoming hallway that leads to the spacious lounge/dining room then onto the splendid dining kitchen, beautifully extended to create a bright and versatile space ideal for both every-day living and entertaining. The kitchen is thoughtfully appointed with modern cabinetry and ample workspaces. The spacious lounge enjoys abundant natural light, creating a warm and inviting atmosphere for relaxation. Upstairs, two double bedrooms provide comfortable retreats, complemented by a contemporary shower room. The property benefits from gas central heating, uPVC double glazing, and the recent addition of new external insulation, ensuring comfort and energy efficiency throughout the seasons.



The outside space has been designed for ease of maintenance and year-round enjoyment. The front garden features an attractive artificial lawn, framed by a low-level wall, wooden fencing, and galvanised driveway gates, offering both privacy and a welcoming kerb appeal. To the side, a monobloc driveway provides dedicated off-road parking for two cars and leads directly to the detached garage, ensuring convenience for families and visitors alike. The rear garden continues the theme of low maintenance, with a further artificial lawn and a paved patio area screened with bamboo for added seclusion.

Hallway

The hallway is accessed by way of a uPVC storm door and provides access to the lounge and staircase to the first floor. CH radiator.

Lounge

A well-proportioned lounge with a window to the front. CH radiator and wall-mounted TV point.

Dining Room

A dining area laid out in an open plan basis with the main lounge. CH radiator.

'Dining' Kitchen

The spacious 'dining' kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is an electric cooker point, extractor hood and plumbing for an automatic washing machine. CH radiator.

Landing

The landing provides access to the shower room and the bedrooms.

Bedroom 1

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

Bedroom 2

A double bedroom to the rear with a CH radiator.



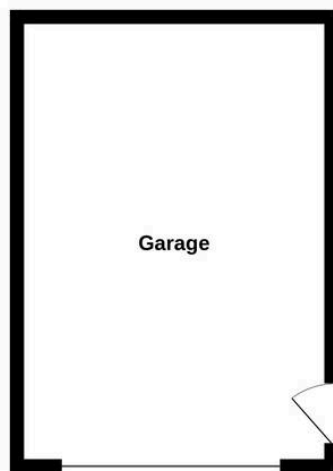
GARDEN

The property is set amidst its own area of low-maintenance garden ground. The front has been laid out to artificial lawn and is set with a low-level wall, wooden fencing and galvanised driveway gates. The rear garden is comprised of a further artificial lawn and a paved patio with bamboo screening.

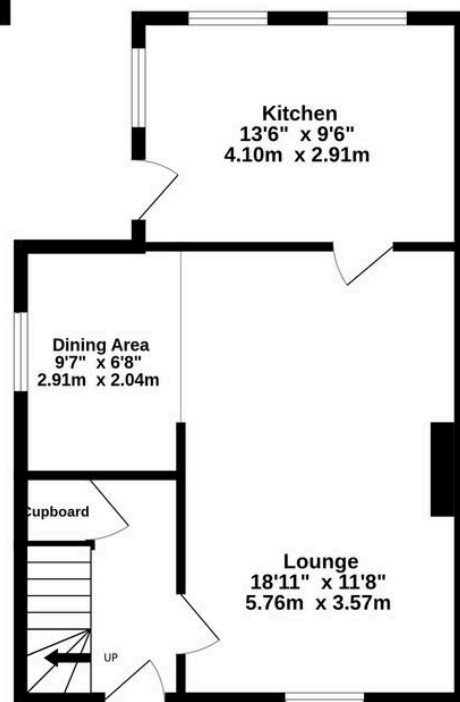
GARAGE

DRIVEWAY

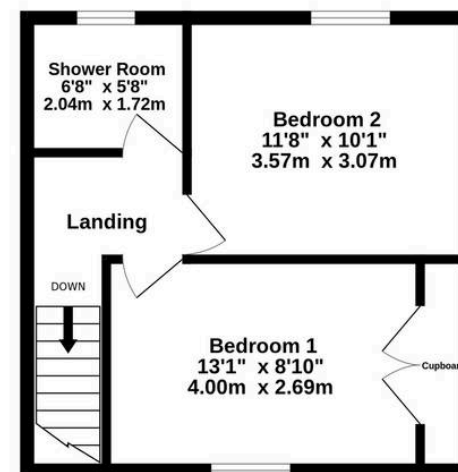




Ground Floor
718 sq.ft. (66.7 sq.m.) approx.



1st Floor
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.





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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.