



58 Fairhurst Road

Stranraer, DG9 7QD

PRICE: Offers Over £85,000 are invited

58 Fairhurst Road

Stranraer, Stranraer

Local amenities include a general stores, Primary Schools and a leisure centre/theatre. All other major amenities are located in and around the town centre and include supermarkets, healthcare, Stranraer Marina, parks, a Secondary School, Stranraer Football Ground and Wigtownshire Rugby Club.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Located within a popular residential area
- Close proximity to primary schools
- Well-proportioned family accommodation over two levels
- Spacious 'dining' kitchen
- Well-appointed shower room
- Re-tiled roof and external insulation
- Scope for some general modernisation within
- Gas central heating and uPVC double glazing
- Easily maintained garden ground



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Stranraer

Located within a sought-after residential area, this three-bedroom terraced house offers well-proportioned family accommodation arranged over two levels. Ideally positioned just a short stroll from primary schools, the property is perfectly suited to families.

Of traditional construction under a re-tiled roof the property benefits from a spacious 'dining' kitchen, modern shower room, gas central heating, uPVC double glazing and external insulation.

There is a scope for some general modernisation within.

The property is set within its own easily maintained garden ground.



Hallway

The property is accessed by way of a modern uPVC storm door with a double glazed side panel. CH radiator.

Lounge

A double aspect lounge featuring a gas fire with a back boiler for central heating. CH radiator.

'Dining' Kitchen

The kitchen is fitted with a full range of floor and wall-mounted units in white with green slate-style worktops incorporating a stainless steel sink with a mixer tap. There is a fridge/freezer and an automatic washing machine. CH radiator.

Utility Room

A utility room off the kitchen with an access door to the front of the property.

Landing

The landing provides access to the bedroom and the shower room. There is a built-in shelved storage cupboard.

Shower Room

The vinyl-panelled shower room is fitted with a WHB, WC and a low threshold shower with an electric shower and a waist height shower screen. CH radiator.

Bedroom 1

A bedroom to the front with a CH radiator.

Bedroom 2

A further bedroom to the front with a CH radiator.

Bedroom 3

A bedroom to the rear with a built-in cupboard, built-in shelving and a CH radiator.



Garden

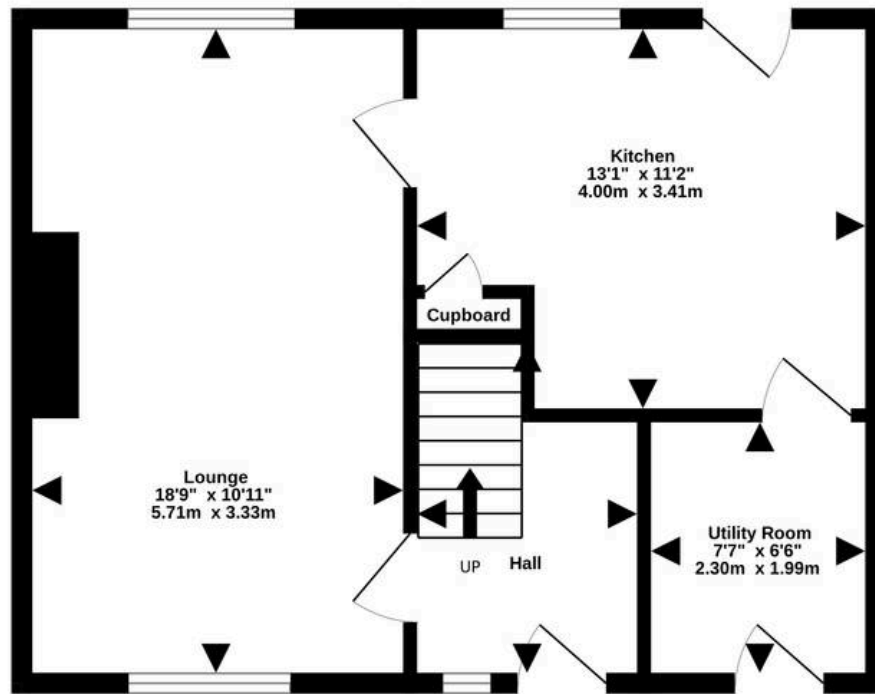
The property is set amidst its own easily-maintained garden ground. The front has been laid out to lawn with flower borders and is set within a low-level hedge. The enclosed rear garden is comprised of a concrete patio, an area of lawn and two garden sheds.

On street parking

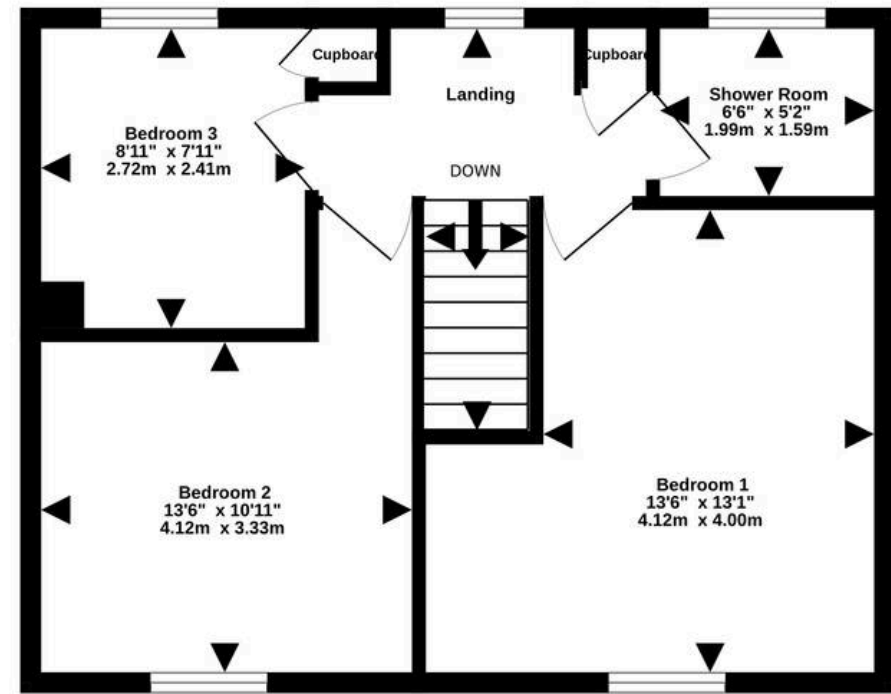
Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action 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.



Ground Floor
443 sq.ft. (41.2 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

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