



11 School Road, Stranraer

DG9 8DE

PRICE: Offers Over £137,500 are invited

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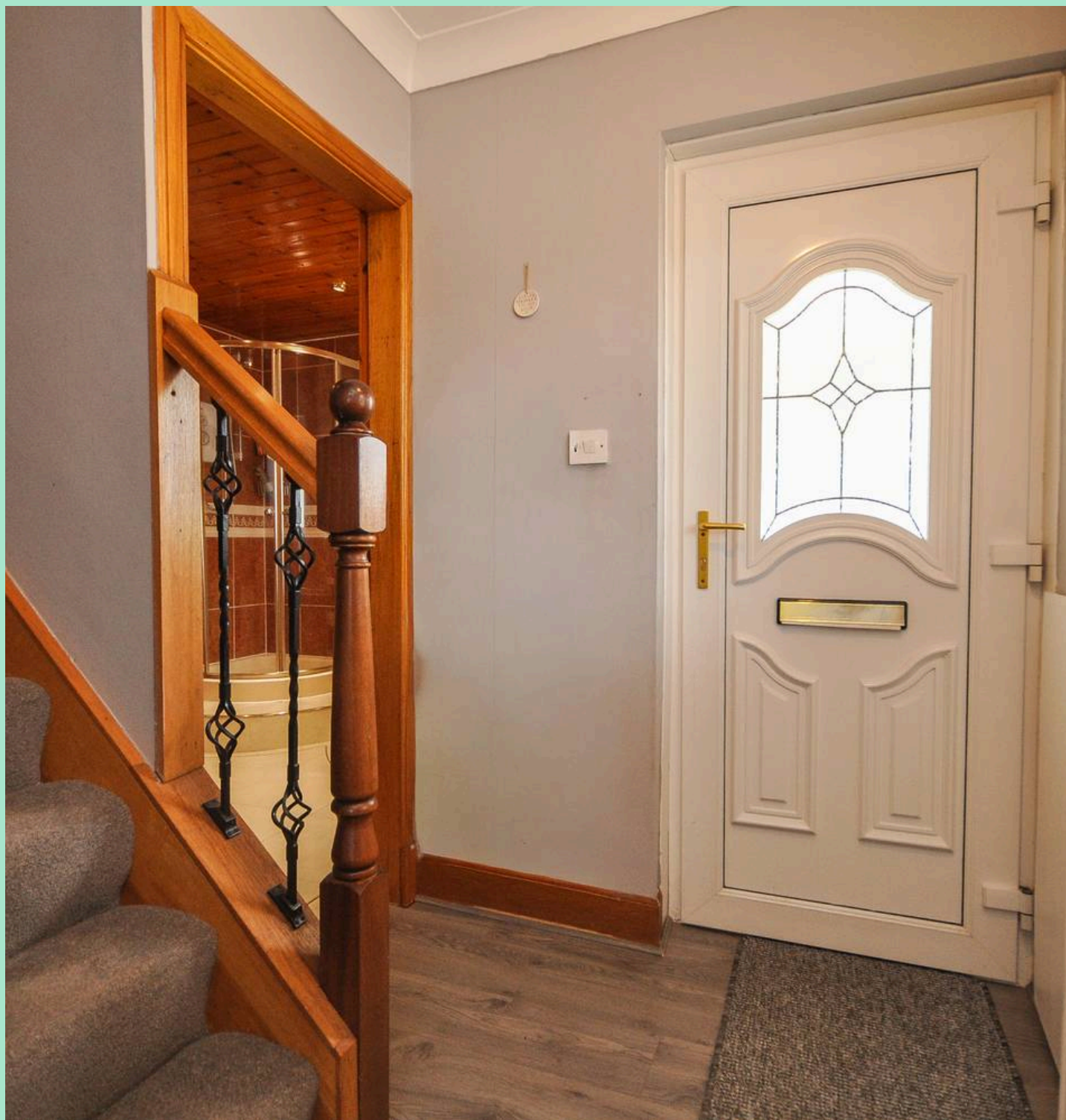
Stranraer

Local amenities that are readily accessible include a general store, Stranraer Football Ground, Wigtowshire Rugby Club, a Primary School, the Secondary School and an excellent restaurant. All major amenities such as supermarkets, healthcare, Stair Park, Loch Ryan shore and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: B

EPC Energy Efficiency Rating: D

- Spacious 2 bedroom semi-detached chalet style home
- Ideal first time purchase
- Bright and spacious lounge
- Open plan dining area with French doors to rear garden
- Modern fitted galley kitchen with ample worktop and storage space
- Contemporary family bathroom with separate bath and shower enclosure
- Oil fired central heating and full UPVC double glazing
- Enclosed rear garden with patio, lawn and timber shed
- Low-maintenance gravelled front garden
- Popular residential location within easy reach local amenities, schools and transport links



11 School Road

Stranraer

Situated within a popular residential area of Stranraer, this well-presented two-bedroom semi-detached chalet-style home offers spacious accommodation, generous gardens and is ideally suited to first-time buyers, couples or those looking to downsize.

The accommodation begins with a welcoming entrance hallway, providing access to the ground floor living accommodation and staircase to the upper floor. To the front of the property is a bright and generously proportioned lounge, offering plenty of space for everyday living.

A separate dining room to the rear enjoys French doors opening directly onto the enclosed rear garden, creating an ideal open space. The dining room also benefits from an open access into the kitchen, enhancing the flow of the ground floor.

The modern fitted kitchen offers an excellent range of wall and base units, complementary work surfaces and space for a range of appliances, with views over the rear garden.

Completing the ground floor is a spacious family bathroom, fitted with a white suite comprising a pedestal wash hand basin, WC, corner shower enclosure and panelled bath.



Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from a built-in wardrobe, while both rooms provide comfortable accommodation with good natural light.

Externally, the front garden has been designed for ease of maintenance with decorative gravel and paved pathways leading to the entrance. To the rear, the enclosed garden combines a paved patio with a lawned area, providing an ideal outdoor space for relaxing, entertaining or family use. A timber garden shed provides useful external storage.

Hallway

Entrance to the property is via a bright and welcoming hallway providing access to the ground floor accommodation and staircase to the upper level. The hall benefits from wood-effect flooring, a radiator and a front-facing window allowing for good levels of natural light.

Bathroom

9' 11" x 8' 10" (3.02m x 2.70m)

A generously proportioned family bathroom fitted with a three-piece suite comprising a pedestal wash hand basin, WC and panelled bath with timber-effect side panelling. A separate corner shower enclosure with electric shower provides added convenience. Finished with wall tiling, a vaulted timber ceiling, tiled flooring, illuminated mirror, extractor fan and recessed ceiling spotlights, this is a bright and practical space with ample room.

Lounge

13' 2" x 11' 1" (4.01m x 3.39m)

A bright and generously proportioned lounge with a large front-facing window providing plenty of natural light. Finished in neutral décor with wood-effect flooring, the room offers ample space for a range of lounge furniture and features open plan access leading through to the dining area.



Dining Area

9' 11" x 6' 7" (3.01m x 2.00m)

A generously proportioned dining area positioned to the rear of the property, offering ample space for a family dining table and additional furnishings. French doors open directly onto the rear garden and patio, allowing plenty of natural light into the room. The dining room enjoys an open connection to both the lounge and kitchen, creating a practical layout. Finished in neutral décor with wood-effect flooring throughout.

Kitchen

14' 5" x 8' 3" (4.39m x 2.51m)

A well-presented galley-style kitchen fitted with a range of wall and base units complemented by contrasting worktops and splashbacks. The kitchen incorporates a stainless steel sink with drainer, integrated electric hob with extractor hood over and integrated oven, integrated fridge freezer as well as integrated dish washer, together with space and plumbing for additional white goods. A large window provides plenty of natural light, while the open access to the dining room creates a practical layout for everyday living.

Bedroom

11' 11" x 11' 1" (3.64m x 3.39m)

A spacious double bedroom positioned to the front of the property, offering plenty of room for a full range of bedroom furniture. The room benefits from a large window allowing for excellent natural light and includes a built-in wardrobe providing practical storage. Finished in neutral décor, this is a comfortable and well-proportioned principal bedroom.



Bedroom

14' 5" x 9' 11" (4.39m x 3.02m)

A well-proportioned double bedroom enjoying a pleasant outlook to the rear of the property. The room offers space for a double bed and freestanding furniture, with a built-in wardrobe providing useful storage. Finished in neutral décor, it is equally suited as a guest bedroom, children's room or home office if required.

Rear Garden

The enclosed rear garden offers a good balance of lawn and patio, providing space for outdoor dining, entertaining or family use. A generous paved seating area sits directly off the property, while the lawn is bordered by timber fencing and mature trees, creating a good degree of privacy. The garden also benefits from a timber shed offering useful external storage and gated side access to the front of the property.

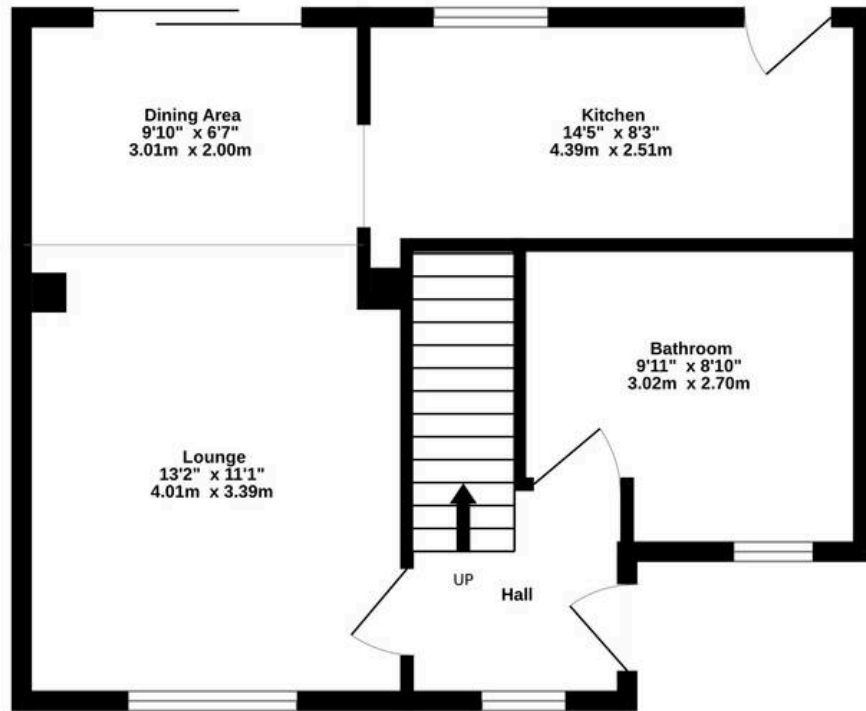
Front Garden

The property is set back from the road behind a low boundary wall and benefits from a low-maintenance front garden, primarily laid with decorative gravel and paved pathways leading to the covered entrance. The open frontage provides an attractive first impression while offering scope for additional planting if desired.

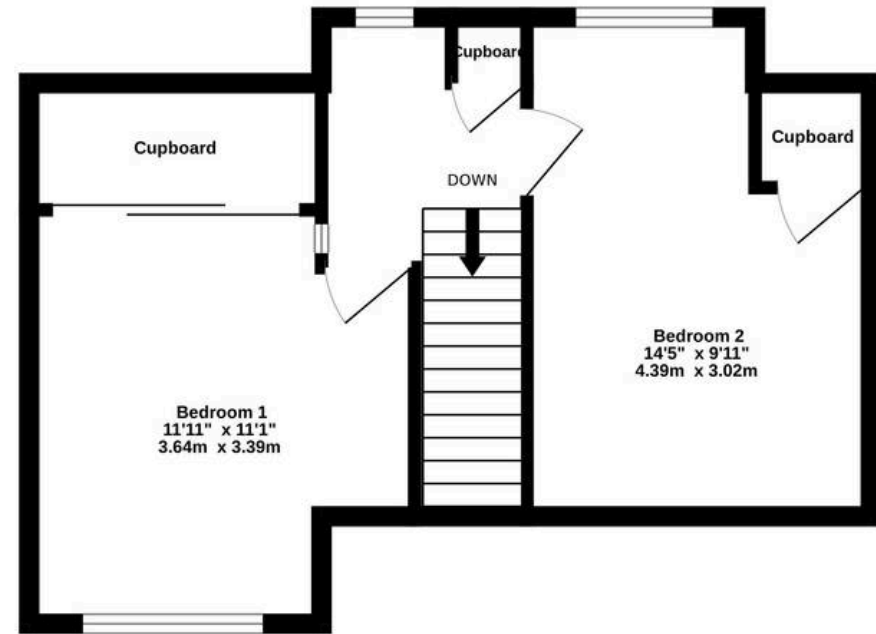
DRIVEWAY



Ground Floor
448 sq.ft. (41.6 sq.m.) approx.



1st Floor
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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