



6 St. Ninians Avenue, Stranraer

DG9 7BD

PRICE: Offers Over £110,000 are invited.

6 St. Ninians Avenue

Stranraer

Local amenities include access to a general store and primary school, while all major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre, approximately 1 mile distant. There is a town centre and school transport service available from close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An end-of-terrace villa
- In immaculate condition throughout
- Well-proportioned family accommodation over two levels
- Splendid kitchen
- Well-appointed shower room
- Attractive internal woodwork
- Gas central heating a uPVC double glazing
- Low-maintenance garden ground
- Off-road parking



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Located at the end of a terrace, this immaculate three-bedroom villa presents an exceptional opportunity for discerning buyers seeking a refined family home. The property boasts well-proportioned accommodation arranged over two spacious levels, with every detail thoughtfully considered to create a harmonious living environment. Step inside to discover a splendid kitchen, well-finished and perfectly designed for both every-day living. The well-appointed shower room exudes contemporary style, while attractive internal woodwork adds a touch of warmth and sophistication throughout the home. Modern comforts abound, including gas central heating and uPVC double glazing, ensuring year-round efficiency and comfort. The versatile layout provides ample space for family life, with each room bathed in natural light. This home is presented in pristine condition, ready for immediate occupation, and offers the rare benefit of off-road parking for added convenience.



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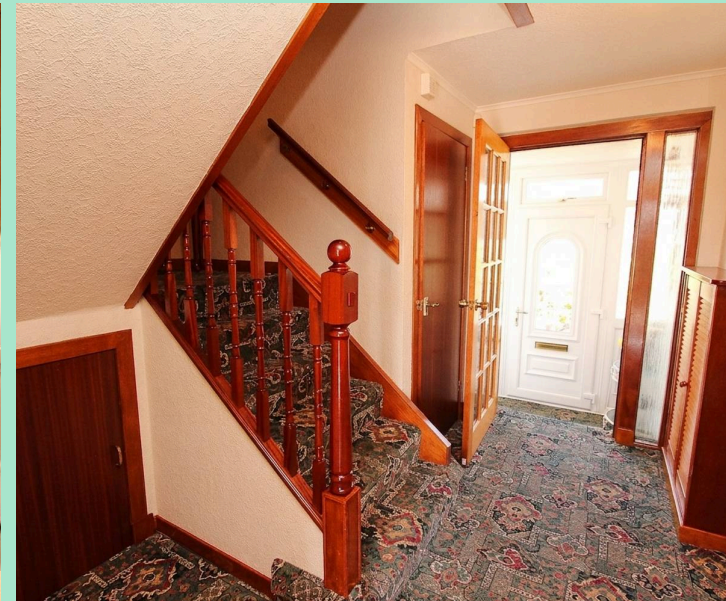
Outside, the property is set amidst its own low-maintenance garden ground, thoughtfully landscaped to provide practicality. The front garden is predominantly laid to gravel, adorned with decorative shrubs and enclosed by a low-level wall and mature privet hedge, creating a welcoming first impression. To the rear, the enclosed, terraced garden features a combination of paved and monobloc patio areas, ideal for outdoor dining or relaxation, and is complimented with mature shrubs that offer year-round greenery. Two garden sheds, both equipped with power and light, provide valuable storage and workspace, while external power supplies cater to a variety of outdoor needs. A driveway to the rear, accessed via double gates, offers secure off-road parking and enhances the overall appeal of this delightful home.

Porch

The property is accessed by way of a uPVC storm door with double-glazed side panels. Galzed interior door to the hallway.

Hallway

The hallway provides access to the ground-floor accommodation and the spindle-and-rail staircase to the first floor. Large walk-in storage cupboard, under-stairs storage and an electric meter cupboard.



Lounge/Dining Room

A double aspect lounge/diner featuring an ornate fire surround housing an electric fire. CH radiators and a TV point.

Kitchen

The kitchen has been fitted with a full range of floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine. Breakfast bar and a CH radiator.

Shower Room

The well-appointed shower room is fitted with WHB, WC and a large low-threshold shower cubicle with a mains shower. Ceramic wall tiles to dado rail height, wall mirror and a heated towel rail.

Landing

The landing provides access to the shower room and the bedrooms. Built-in storage cupboards and a CH radiator on the half landing.

Bedroom 1

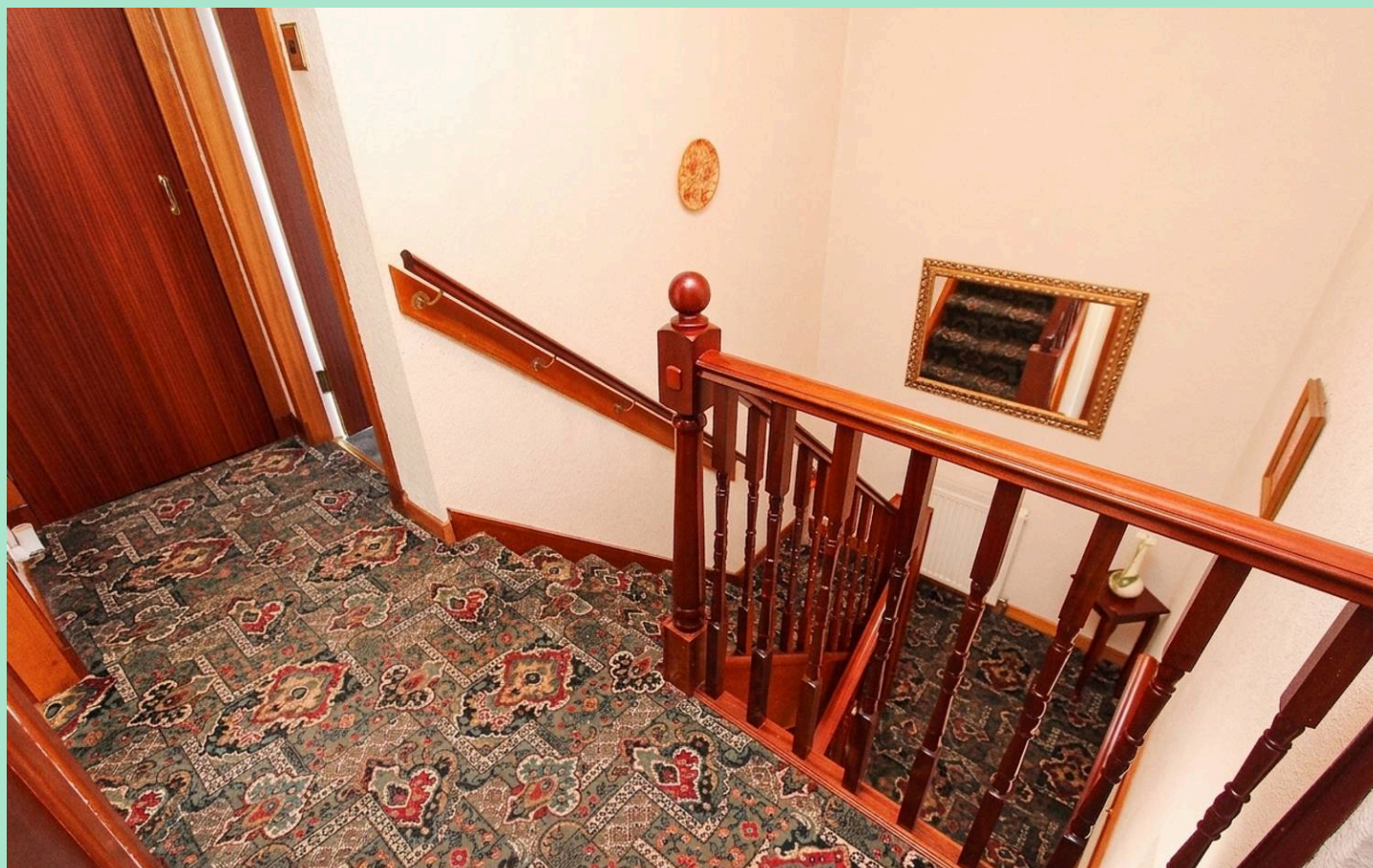
A bedroom to the front with a built-in wardrobe and a CH radiator.

Bedroom 2

A bedroom to the rear with a built-in wardrobe and a CH radiator.

Bedroom 3

A further bedroom to the front.



GARDEN

The property is set amidst its own low-maintenance garden ground. The front garden is predominantly laid out to gravel with some decorative shrubs, set within a low-level wall and privet hedge. The enclosed, terraced rear garden is comprised of a paved and monobloc patio with mature shrubs. There are two garden sheds with power and light. Outside power supplies.

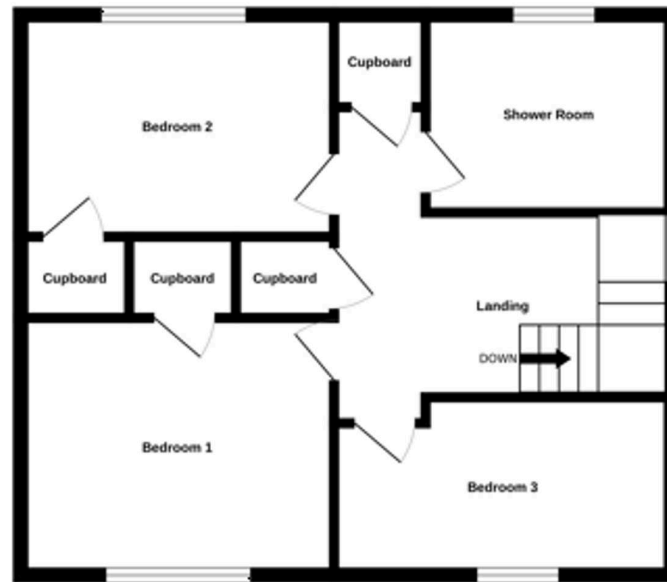
OFF STREET

1 Parking Space

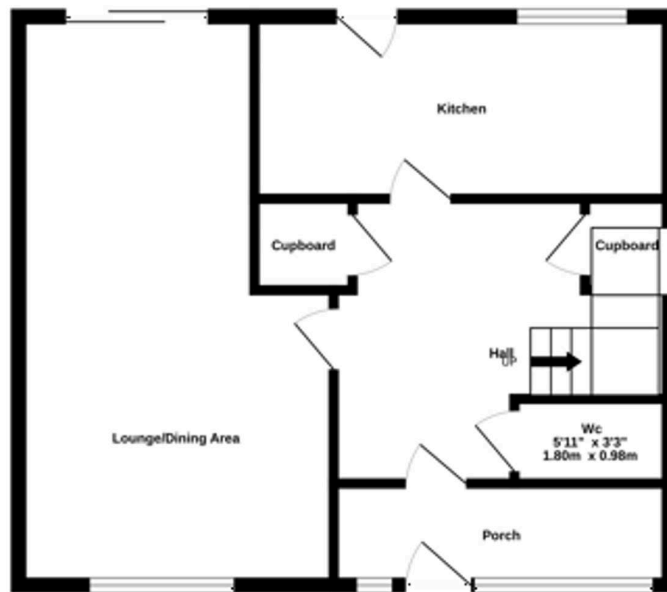
A driveway to the rear accessed by way of double gates.



1st Floor



Ground Floor



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.