



28 Springwell Road, Stranraer

DG9 0DA

PRICE: Offers Over £130,000 are invited.

28 Springwell Road

Stranraer

Local amenities within easy reach include a general store, a public park and Sheuchan Primary School while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school, are located in and around the town centre, approximately 1 mile distant. There is also a town centre and secondary school transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A fully modernised semi-detached villa
- Popular residential location only a short walk from Sheuchan Primary School
- Newly installed contemporary kitchen with integrated appliances
- Newly installed bathroom
- Fully redecorated
- New fitted flooring throughout
- Gas central heating, uPVC double glazing and new external insulation
- Easily maintained garden ground
- Off-road parking for multiple vehicles



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Presenting a beautifully modernised three-bedroom semi-detached villa, this impressive home is ideally situated in a sought-after residential area, just a short stroll from Sheuchan Primary School. Recently refurbished to an exceptional standard, the property exudes contemporary elegance and comfort, offering a welcoming ambience throughout. Step inside to discover a newly installed, stylish kitchen complete with integrated appliances, perfect for both every-day living and entertaining. The spacious accommodation is further enhanced by a newly fitted bathroom, fresh neutral décor, and new flooring throughout, creating a seamless flow from room to room. Practical features include gas central heating, uPVC double glazing, and new external insulation, ensuring warmth and energy efficiency all year round. This refined home is perfectly suited for families or professionals seeking a turnkey property in a popular neighbourhood, with the added benefit of easily maintained garden grounds and ample off-road parking for multiple vehicles.



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The property is set amidst its own private and easily maintained garden grounds, designed for both convenience and enjoyment. To the front, the garden has been attractively laid out to gravel, bordered by a new wooden fence and a mature privet hedge, offering a welcoming approach. The enclosed rear garden is laid to lawn, providing a safe and tranquil space for relaxation or outdoor play. An integral garage, accessed via an up-and-over door at the front and a rear service door, benefits from power and lighting, offering secure parking or additional storage options. Dedicated off-street parking to the front of the property further enhances the practicality of this exceptional home, making it an ideal choice for modern family life. This property combines contemporary living with low-maintenance outdoor space, creating a truly desirable residence in a popular location.



Entrance Porch

The property is accessed by way of a uPVC storm door. Glazed interior door to the hallway.

Hallway

The hallway provides access to all of the ground floor accommodation and the staircase to the first floor. CH radiator.

Lounge

A double-aspect main lounge featuring a carved stone fire surround. CH radiator and a TV point.

Kitchen

The kitchen has been fitted with a new contemporary kitchen with contrasting marble-style worktops incorporating an Asterite sink with a swan-neck mixer. There is a ceramic hob, extractor hood, an integrated oven and plumbing for an automatic washing machine.

Dining Room/Bedroom

A further reception room that can be used as a dining room or as a ground floor bedroom. French doors to the front and a CH radiator.

Landing

The landing provides access to the first floor bedroom and the family bathroom.

Bathroom

The bathroom has been fitted with a new three-piece suite in white, comprising a WHB, WC and bath with a mains shower over. CH radiator.

Bedroom

A double bedroom with windows to the front and rear. Built-in storage and a CH radiator.

Bedroom

A further double bedroom with windows to the front and side. Built-in wardrobes and a CH radiator.



GARDEN

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to gravel and is set within a new wooden fence and a privet hedge. The enclosed rear garden is laid out to lawn.

OFF STREET

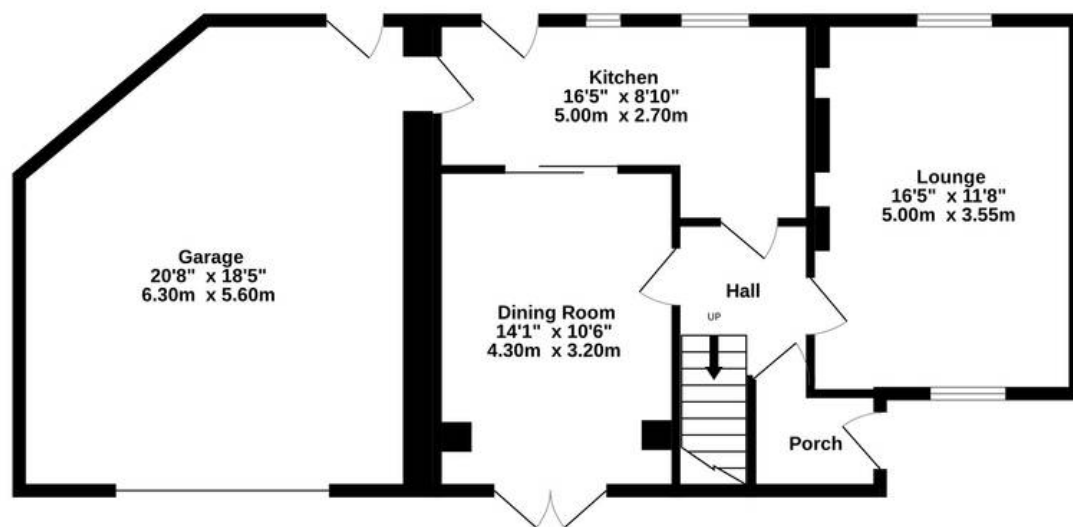
3 Parking Spaces

Dedicated off-street parking to the front of the property.

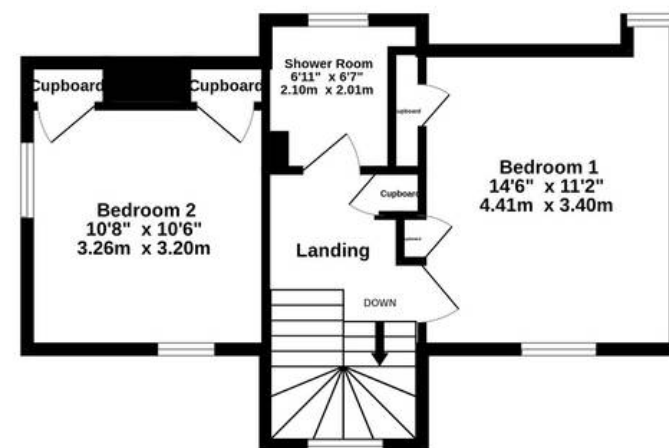
GARAGE



Ground Floor
863 sq.ft. (80.2 sq.m.) approx.



1st Floor
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.