SWPC
south west property centre

14 Fairhurst Road, Stranraer

DG9 7QN

PRICE REDUCTION: Offers Over **£80,000 are invited.**

14 Fairhurst Road

Stranraer

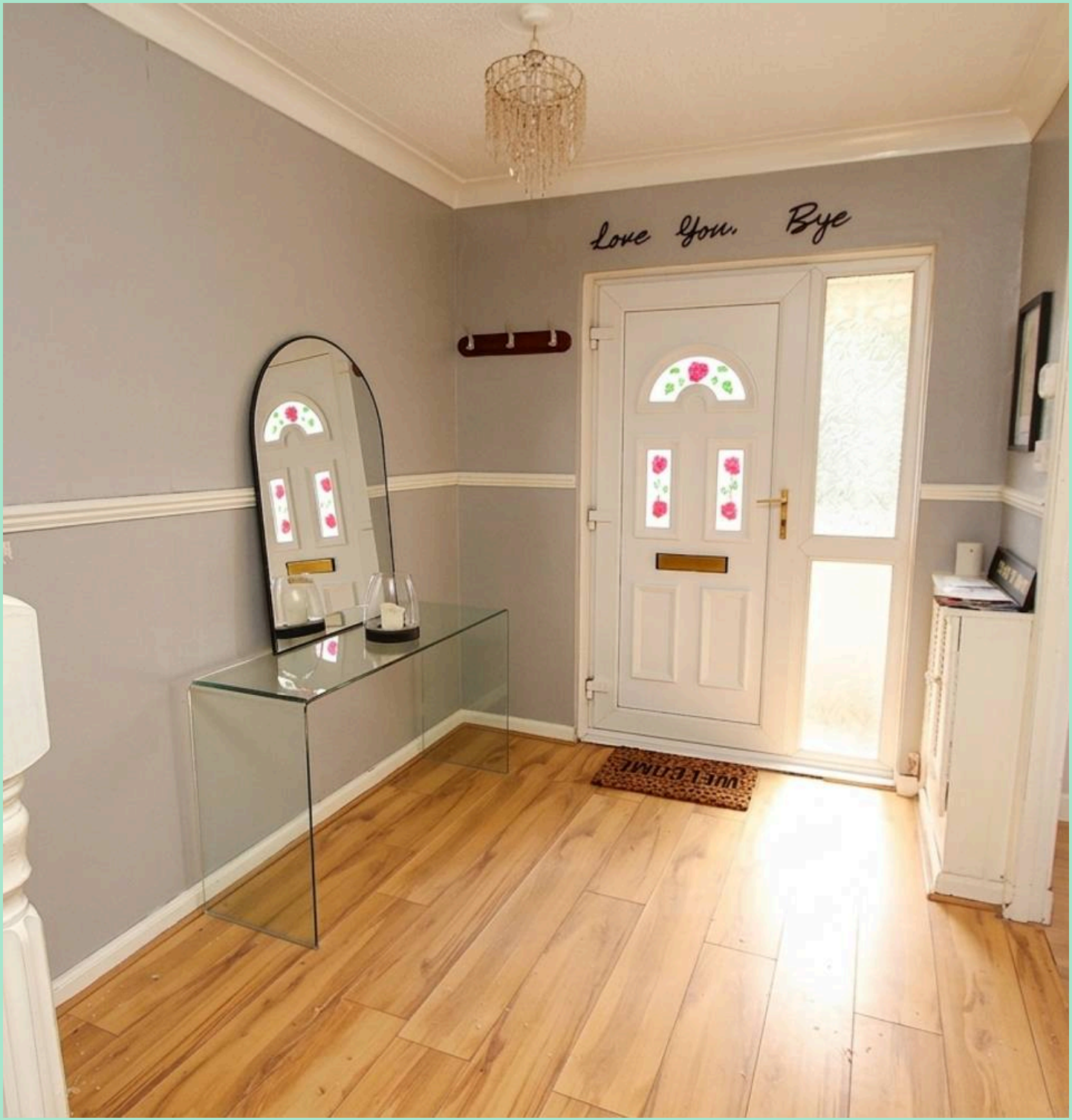
Local amenities include a convenience store, supermarket, leisure centre complex, and Belmont Primary School. While all major amenities are located in and around the town centre and include further supermarkets, healthcare and a secondary school. There is also a town centre and school transport service available from nearby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A well-proportioned family villa
- Located only a short distance from most major amenities
- Some modernisation has been started but will require to be finished by the new owner
- Generous 'dining' kitchen
- Some new fitted flooring
- New uPVC double glazing
- Gas central heating
- Easily maintained garden ground



14 Fairhurst Road

Stranraer

Situated in a convenient location just moments from a wealth of major amenities, this three-bedroom end of terrace villa presents an opportunity for families and discerning buyers alike. This well-proportioned home is designed with comfortable living in mind, offering a spacious layout that includes a generous 'dining' kitchen, perfect for both every-day meals and entertaining guests. Some modernisation has already been begun, such as the installation of some new kitchen cabinetry, some new ceiling plasterwork, some new fitted carpets and new uPVC double glazing, ensuring a warm and energy-efficient environment. Gas central heating further enhances the comfort of the home. While the flexible interior layout allows new owners to put their own stamp on the remaining updates. Each of the three bedrooms is well-sized, providing ample accommodation for family members or guests, and the overall sense of space is complemented by the abundance of natural light throughout.

The property is set amidst its own garden ground, which is predominantly laid to lawn and framed by a low-level wall.

Hallway
The property is accessed by way of a uPVC storm door with a double glazed side panel. Laminate flooring and a CH radiator.

Lounge
A well-proportioned lounge to the front with laminate flooring, a CH radiator and a TV point.

'Dining' Kitchen
The kitchen has undergone some modernisation to include some new floor and wall-mounted units with woodgrain style worktops incorporating a ceramic hob, extractor hood and a built-in oven. The remainder of the kitchen is fitted with older-style floor and wall-mounted units. There is plumbing for an automatic washing machine and plumbing for a dishwasher. CH radiator.

Landing
The landing provides access to the family bathroom and bedrooms.

Bedroom 1
A double bedroom to the front with a CH radiator.

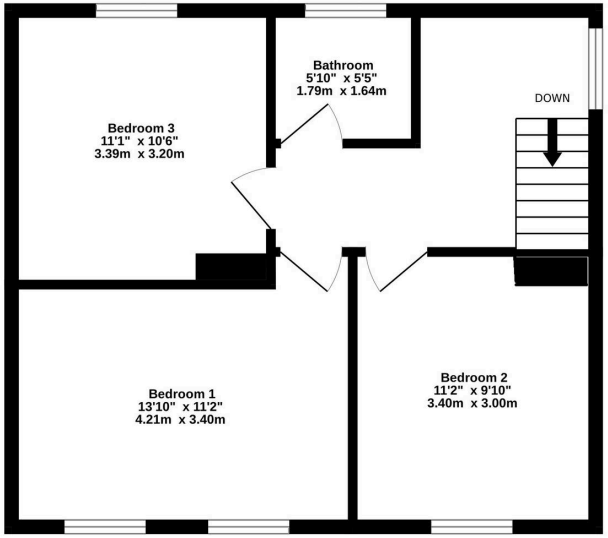
Bedroom 2
A further double bedroom to the front with a CH radiator.

Bedroom 3
A double bedroom to the rear with a CH radiator.

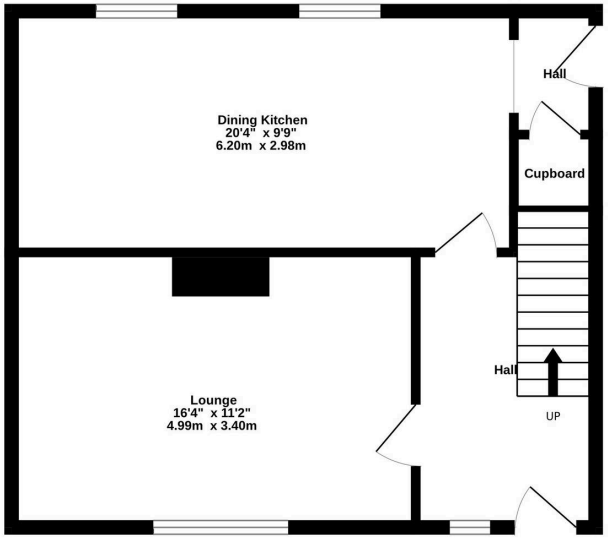
Bathroom
The bathroom is fitted with a three-piece coloured suite comprising a WHB, WC and bath with an electric shower over. CH radiator.

Garden

The property is set amidst its own surrounding garden ground, which is predominantly laid out to lawn and is set within a low-level wall.



1st Floor
492 sq.ft. (45.7 sq.m.) approx.

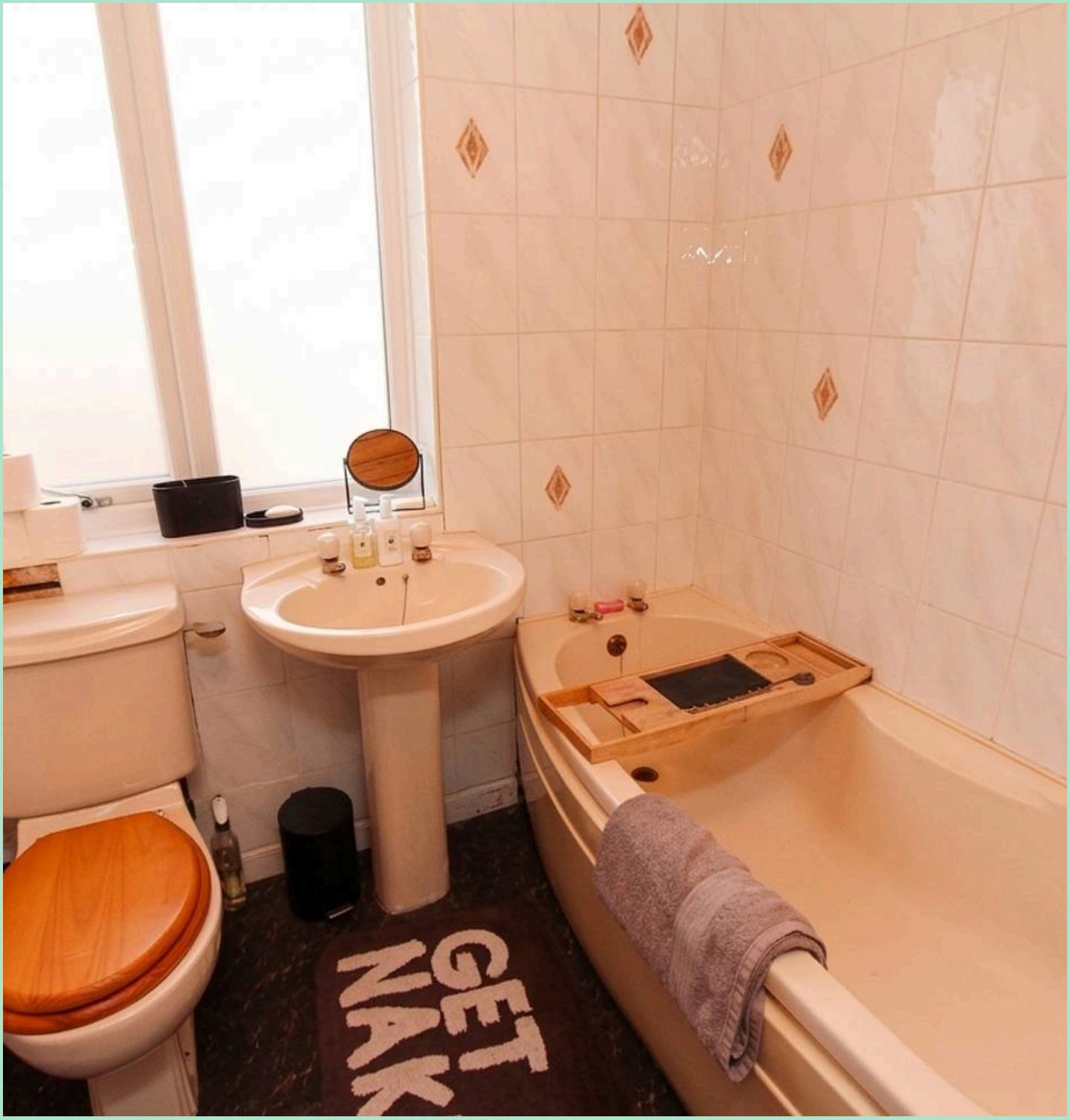


Ground Floor
489 sq.ft. (45.4 sq.m.) approx.

TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

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

The Property Ombudsman

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.