



SWPC

south west property centre

31 Glenwell Avenue, Stranraer

DG9 7BA

Offers over £125,000 are invited

31 Glenwell Avenue

Stranraer

Local amenities include a general store, supermarket, leisure center and primary schools while all major amenities are located in and around the town center and include further supermarkets, healthcare and secondary school. There is also a town center and school transport service available from close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious family villa
- Located within a popular residential development
- Within easy reach of the town centre and all major amenities
- Immaculate condition throughout
- Splendid contemporary kitchen and luxury bathroom
- Tasteful décor
- uPVC double glazing windows
- Set within its own area of recently landscaped and easily maintained garden ground
- Added benefit of off-road parking



31 Glenwell Avenue

Stranraer

Located within a popular residential development towards the southern perimeter of town and yet within easy reach of the town centre, this is a mid-terrace villa which provides excellent family accommodation over two floors. The property is in immaculate condition throughout and benefits from a splendid contemporary kitchen, luxury bathroom, the addition of a conservatory, woodburning stove, attractive internal decor, Fischer heating (with solar panels), and uPVC double glazing.

Of traditional construction under a tiled roof, the property also benefits from having off-road parking to the rear.

Set within its own recently landscaped and easily maintained garden ground.



Sun Porch

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

Hallway

Access to the ground floor accommodation and spindle and rail staircase to the first floor.

Lounge

A spacious main lounge to the front with woodburning stove, laminate flooring, and TV point.

Kitchen

The kitchen has been fitted with an extensive range of floor and wall-mounted units with new worktops with matching splashbacks incorporating an asterite sink with a swan neck mixer. There is an induction hob, extractor hood, built-in double oven, dishwasher and plumbing for an automatic washing machine.

Dining Room

A further reception room to the rear which could be converted to a 3rd bedroom, if required.

Conservatory

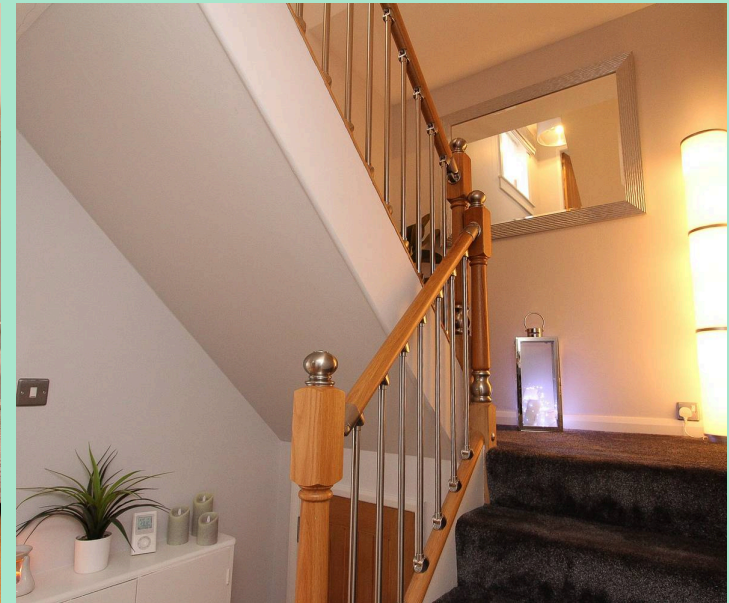
A conservatory to the rear with French doors leading to the patio.

Landing

The landing has a built-in storage cupboard and large walk-in cupboard.

Bathroom

The luxury bathroom is fitted with a three-piece suite in white comprising twin WHB's, WC and whirlpool bath. There is a separate shower cubicle with an electric shower.



Bedroom 1

A bedroom to the front with a built – in wardrobe and TV point.

Bedroom 2

A bedroom to the rear.

Garden

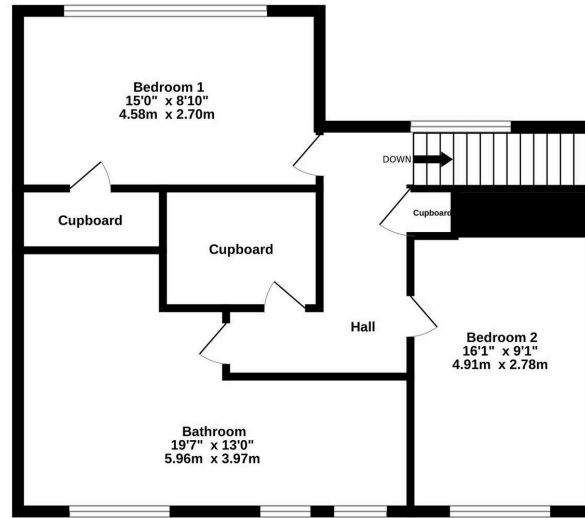
The property is set within its own area of easily maintained garden ground. The front has recently been landscaped with an Indian sandstone patio with a flower border and is set within a new picket fence. The enclosed rear patio garden has also been landscaped with Indian sandstone and quartz gravel for ease of maintenance.

OFF STREET

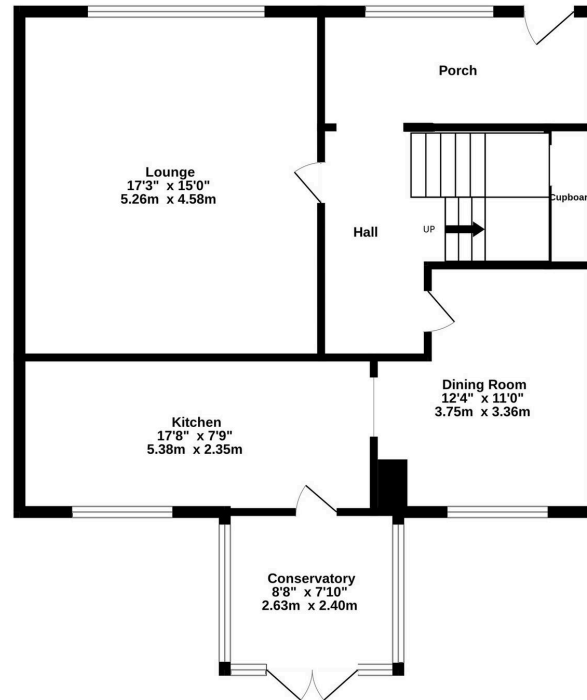
1 Parking Space

Parking is provided by way of an Indian sandstone driveway to the rear.





1st Floor

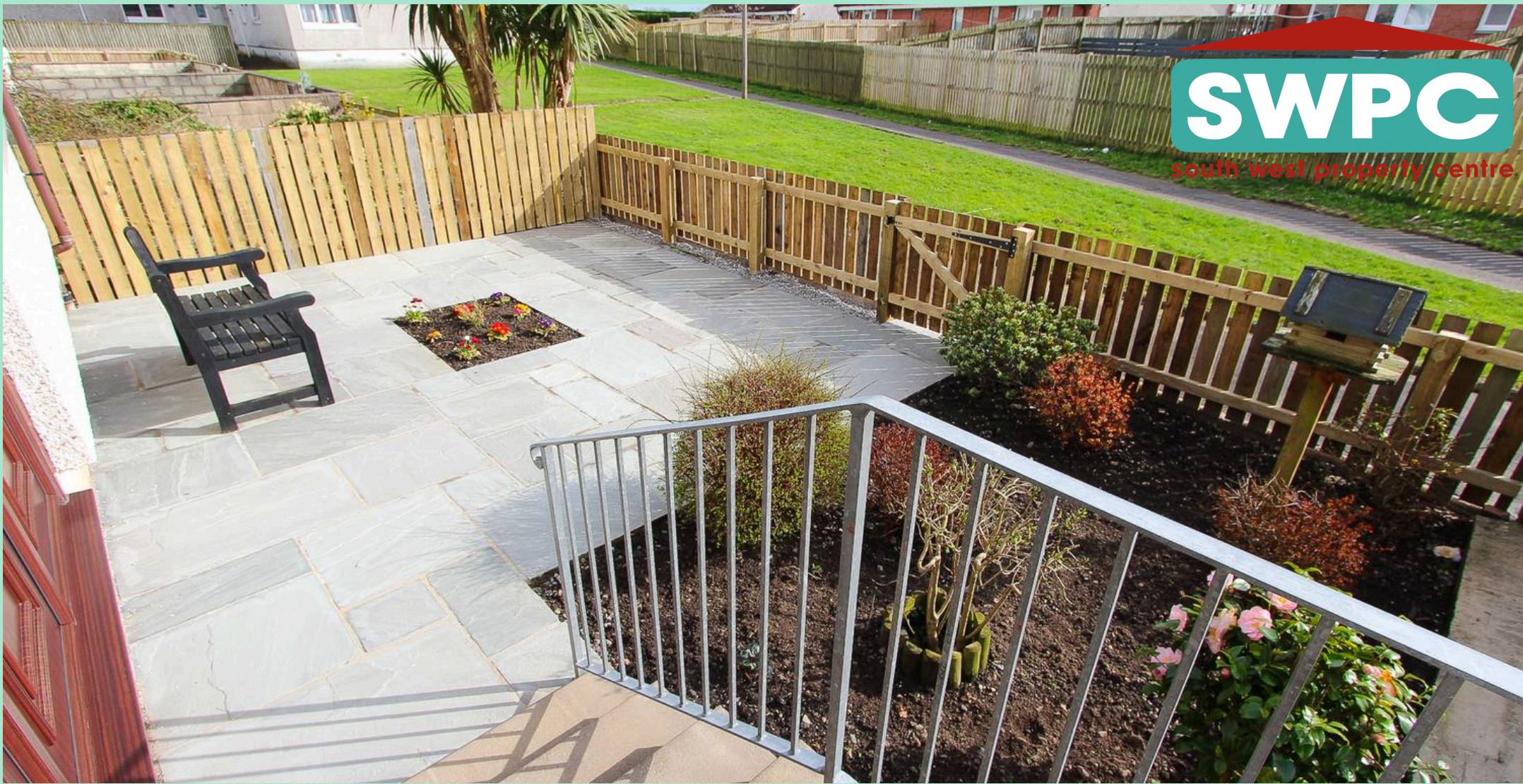


Ground Floor

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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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.