



**34 Eastwood Avenue**

Stranraer, DG9 8DS

**PRICE: Offers Over £110,000 are invited**

# 34 Eastwood Avenue

Stranraer, Stranraer

Local amenities include a general store, Rephad Primary school, Stranraer Academy, Stair Park and Wigtownshire Ruby Ground. All major amenities are located in and around the town centre and include supermarkets, healthcare, Stranraer College and the Ryan Leisure Centre/Theatre. There is also a town centre transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An extended villa providing well-proportioned family accommodation
- Situated within a popular residential area
- Close to Primary and Secondary schooling
- Only a short walk to the shores of Loch Ryan
- Contemporary 'dining' kitchen
- Spacious bathroom
- Neutral decor throughout
- Easily maintained garden ground



# 34 Eastwood Avenue

Stranraer

SWPC are delighted to bring to the market an extended three-bedroom terraced villa located within a highly sought-after residential area. The property boasts well-proportioned accommodation that has been thoughtfully designed to cater to modern family living.

Upon entering, you are welcomed by an inviting hallway that sets the tone for the rest of the home which effortlessly leads into the heart of the property, a spacious open-plan dining kitchen. This space is a true center piece, featuring sleek cabinetry, integrated appliances, and ample room for family gatherings or entertaining guests. The kitchen then leads to a generous lounge overlooking the rear garden. The property also benefits from a spacious family bathroom, uPVC double glazing and gas central heating.

The property is set within its own area of easily maintained garden ground.

This home is ideally located within easy reach of both primary and secondary schools, making it a practical choice for families, and is just a short stroll from the picturesque shores of Loch Ryan.



## Hallway

The property is accessed by way of a uPVC storm door. Spindle & rail staircase to the upper floor, laminate flooring and a CH radiator.

## Lounge

A spacious lounge to the rear, laid out in an open plan basis with the 'dining' kitchen. CH radiator and a TV point.

## 'Dining' Kitchen

The kitchen is fitted with full range of floor and wall-mounted units in white with granite-style worktops incorporating a stainless steel sink. There is a five-ring gas hob, extractor hood, built-in double oven, integrated fridge/freezer, integrated dishwasher and plumbing for an automatic washing machine. There is a large walk-in storage cupboard.

## Bedroom 3

A ground floor bedroom to the front with laminate flooring and a CH radiator.

## Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with an electric shower over. Heated towel rail.

## Bedroom 1

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

## Bedroom 2

A bedroom to the rear with a CH radiator and a TV point.

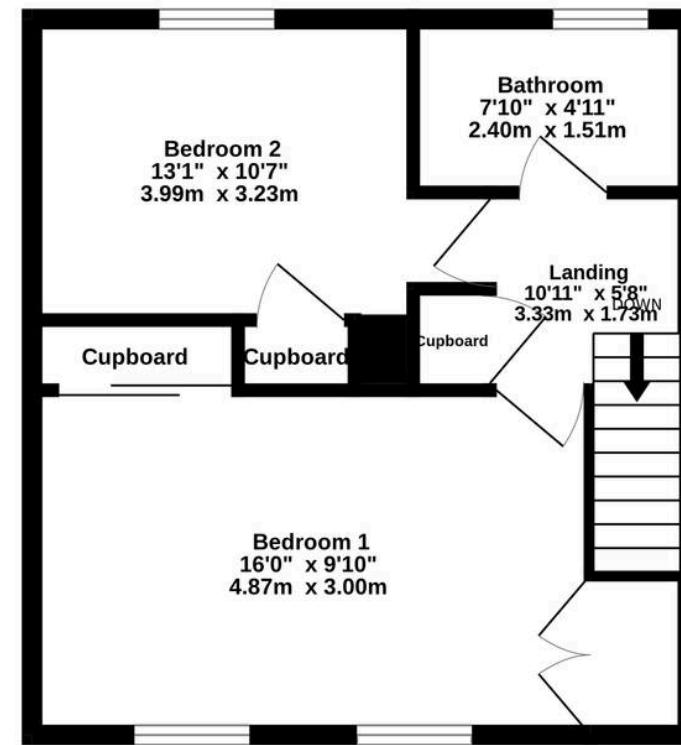
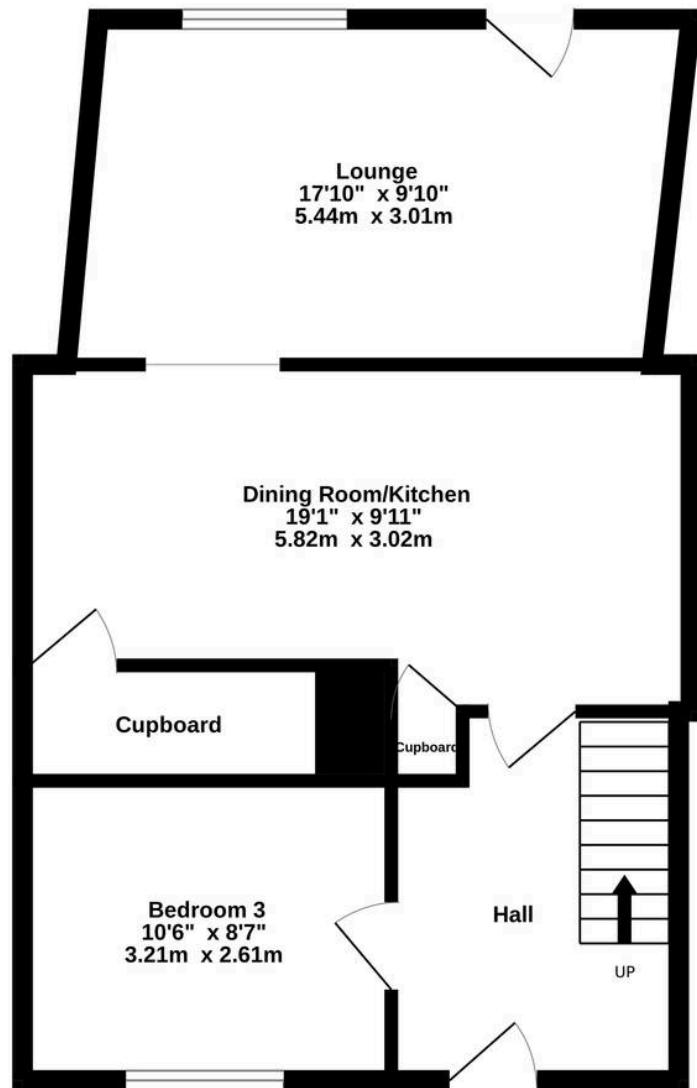
## Garden

The property is set within its own area of easily maintained garden ground. The front is laid out to lawn. The enclosed rear garden is comprised of an Indian sandstone patio with gravel borders. There is a wooden garden shed.



Ground Floor  
547 sq.ft. (50.8 sq.m.) approx.

1st Floor  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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

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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.