

FOR SALE

26 ORCHARD ROAD,
STRANRAER, DG9 7QG



A spacious mid-terraced property occupying a pleasant location within a popular 'right to buy' development towards the south side of Stranraer and within easy reach of all major amenities. In good condition throughout, the property benefits from uPVC double glazing, gas fired central heating, modern shower room and new roof. It is set within its own area of easily maintained garden ground.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
SHOWER ROOM, 3 BEDROOMS, GARDEN,**

PRICE: Offers around **£85,000** are invited



Property Agents

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Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Located within a most popular 'right to buy' residential development towards the south side of Stranraer and within easy reach of the town centre, this is a spacious mid-terraced family residence.

Of traditional construction under a recently re-tiled roof, the property benefits from having a modern shower room, uPVC double glazing and gas fired central heating. The property is set within its own area of easily maintained garden ground and is situated adjacent to other properties of similar style. The outlook to the front over other residences to farmland beyond with the outlook to the rear being over garden ground.

Local amenities include a general store and primary school while all major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

HALLWAY: (Approx 1.8m – 2.3m)

The property is accessed by way of a wooden storm door with side panel. CH radiator and telephone point.

LOUNGE: (Approx 5.6m – 3.4m)

This is a most comfortable and bright lounge with window to the front and French door with side panel to the rear. Laminate flooring, CH radiator, telephone point and TV/satellite point.



'DINING' KITCHEN:

(Approx 3.8m at the widest - 5.7m)

The kitchen is fitted with an extensive range of cream floor and wall units with wood-grain style worktops incorporating a stainless steel sink with mixer. Electric cooker point, plumbing for an automatic washing machine, spotlights, TV point and CH radiator.



LANDING:

Built-in storage cupboard housing the Ideal gas fired central heating boiler.

SHOWER ROOM: (Approx 1.98m – 1.7m)

The modern shower room has been fitted with a WHB and WC in white. There is a vinyl panelled shower cubicle housing a Mira electric shower with waist height shower screen. Extractor fan and electric fan heater.



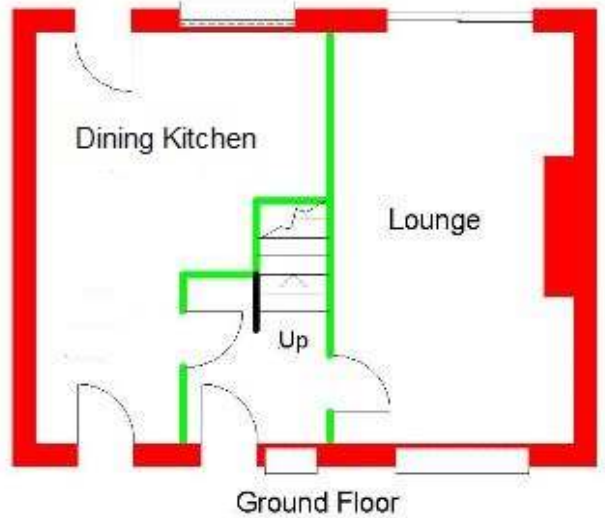
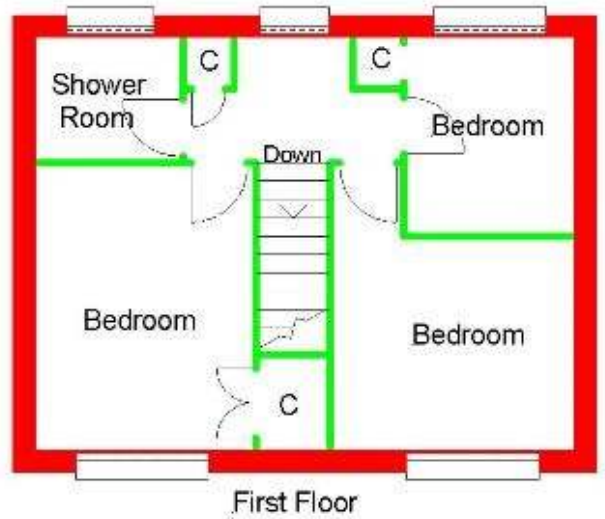
BEDROOM 1: (Approx 3.9m – 2.9m)

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



BEDROOM 2: (Approx 3.4m – 2.8m)

A further bedroom to the front with laminate flooring and CH radiator.



BEDROOM 3: (Approx 2.7m – 2.4m)

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

GARDEN:

The property is set within its own area of easily maintained garden ground. To the front there is a shrub border and gravel borders set within a low level wall. The enclosed rear garden has mainly been laid out in lawn with flower borders. There is a wooden shed and greenhouse included in the sale price.



Sketch plan for illustrative purposes only

ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 24/02/2014

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings, curtains, blinds, light fittings, garden shed and greenhouse are included in the sale price.

SERVICES:

Mains electricity, gas, drainage and water. EPC = D

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.