

FOR SALE

**74 GALLOWHILL RISE,
STRANRAER, DG9 7ST**



An opportunity to acquire a modern terraced villa ideally suited to the first time buyer or for those looking for a buy-to-let opportunity. In fair condition throughout, the property would benefit from some general modernisation. Off road parking, full modern D/G and electric heating.

**ENTRANCE HALLWAY, LOUNGE/DINING ROOM,
KITCHEN, SHOWER ROOM, 2 BEDROOMS,
GARDEN**

PRICE: Offers around **£68,000** are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

Located towards the southern perimeter of the town and yet within easy reach of the town centre, this is a terraced property which provides comfortable family accommodation over two floors. The property is in fair condition throughout with scope for some general modernisation within. It is ideally suited to the first time buyer or for those looking for a buy-to-let opportunity. Of traditional construction, finished in render and red brick, under a tiled roof, the property is set within its own area of easily maintained garden ground and benefits from uPVC double glazing and electric heating. It is situated adjacent to other properties of similar style and has an outlook over the same.

Local amenities include general store and Belmont Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby. Viewing of this well maintained and well presented home is to be thoroughly recommended.

ENTRANCE HALLWAY:

A modern double glazed entrance door provides the access to the small inner hallway. Laminate flooring, electric meter cupboard/fuseboard and electric storage heater.

LOUNGE: (Approx 5.6m – 3m)

This is a most comfortable room to the front which is laid out on an open plan basis with the dining room to the rear. Laminate flooring, electric storage heater and TV/satellite point.



DINING ROOM: (Approx 1.94m – 2.66m)

Situated to the rear with double glazed sliding patio doors leading to the garden. Large built-in cupboard, electric storage heater and laminate flooring.



KITCHEN: (Approx 2.75m – 2.66m)

The kitchen has been fitted with a range of floor and wall mounted units in a wood grain design with marble style worktops incorporating a stainless steel sink. Electric cooker point, plumbing for an automatic washing machine, under counter space for a fridge and extractor fan.



LANDING:

Built-in cupboard housing the hot water tank, electric storage heater and access to the loft.

BATHROOM: (Approx 1.95m – 1.96m)

The bathroom has been fitted with a three piece suite in white comprising a WHB, WC and bath. There is a Gainsborough electric shower in place over the bath. Electric fan heater.

**BEDROOM 1: (Approx 3.55m – 3.03m)**

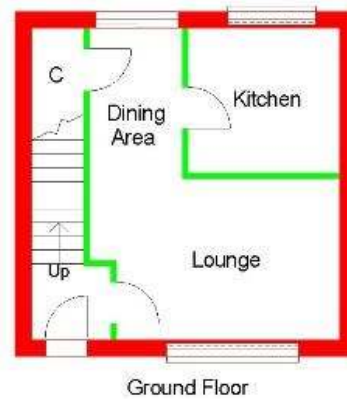
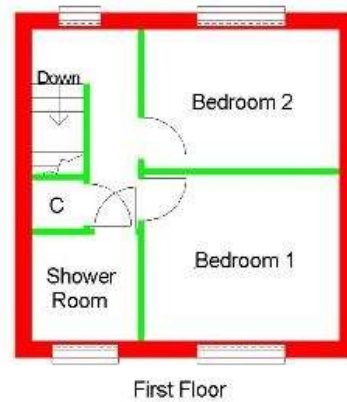
A bedroom to the front with laminate flooring and electric panel heater.

**BEDROOM 2: (Approx 3.55m – 2.52m)**

A bedroom to the rear with laminate flooring and electric panel heater.

**GARDEN:**

The property is set within its own area of garden ground. To the front there is an area for off road parking and shrub border. The enclosed rear garden comprises a paved patio with shrub borders.



Sketch plan for illustrative purposes only

ENTRY: Negotiable

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

DETAILS PREPARED: 18/06/2014

COUNCIL TAX: Band 'C'

GENERAL:

All flooring and curtains are included in the sale.

SERVICES:

Mains electricity, water and drainage. EPC = E

OFFERS:

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

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**