

FOR SALE

7 HAMILTON ROAD,
CASTLE KENNEDY, DG9 8SF



An opportunity arises to acquire an end-of-terrace bungalow within village. In good condition throughout, the property benefits from a maple design kitchen, shower room, uPVC double glazing and electric heating. This is an ideal first time purchase or retirement property, close to local amenities yet within easy reach of Stranraer, some three miles distant.

**HALLWAY, LOUNGE, KITCHEN, UTILITY PORCH,
BATHROOM, BEDROOM, GARDEN, GARAGE**

GUIDE PRICE: £60,000



Property Agents

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Independent Financial
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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying a pleasant position within the Wigtownshire village of Castle Kennedy, some 3 miles from the town of Stranraer, this is an end-of-terrace bungalow which provides comfortable accommodation on one level. It is ideally suited to the first time buyer, those in search of a compact retirement property or as a buy to let opportunity.

Of traditional construction under a tiled roof, the property benefits from a maple design kitchen, shower room, uPVC double glazing and electric heating. It is set within its own area of garden ground and has the added benefit of off road parking to the rear. It is situated adjacent to other terraced residences of similar style.

Local amenities include general store within the petrol station and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre of Stranraer, approximately three miles distant. There is also a town centre and secondary school transport service available from closeby. Castle Kennedy gardens are located almost opposite. Viewing of this compact home is to be thoroughly recommended.

HALLWAY:

The property is accessed by way of a double glazed storm door with side panel. Laminate flooring, electric storage heater and built-in cupboard housing the electricity meter/consumer unit.

LOUNGE: (Approx 3.66m – 4.2m)

A main lounge to the rear with laminate flooring, electric storage heater and TV/satellite point.



KITCHEN: (Approx 2.7m – 2.7m)

The kitchen has been fitted with a range of maple design floor and wall mounted units with granite style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Electric storage heater and access to the loft.

Kitchen image



REAR PORCH: (Approx 1.4m – 1.4m)

Fitted with wall units in white and worktop counter. Under counter space for a freezer and tumble dryer. Built-in storage cupboard.

BEDROOM: (Approx 4.2m at the widest – 2.9m)

A bedroom to the front with built-in wardrobe and electric storage heater.



SHOWER ROOM: (Approx 2m – 1.6m)

The shower room comprises a WHB, WC and vinyl panelled shower with waist height shower screen housing a Mira electric shower. Wet room flooring, heated towel rail, electric fan heater and extractor fan.



GARAGE:

A wooden garage to the rear.

GARDEN:

The property is set within its own area of garden ground. The front has been laid out in block paviour for ease of maintenance. The rear garden comprises further block paviours and lawn.



ENTRY: Negotiable

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

DETAILS PREPARED: 16/12/2014

COUNCIL TAX: Band 'A'

GENERAL:

SERVICES:

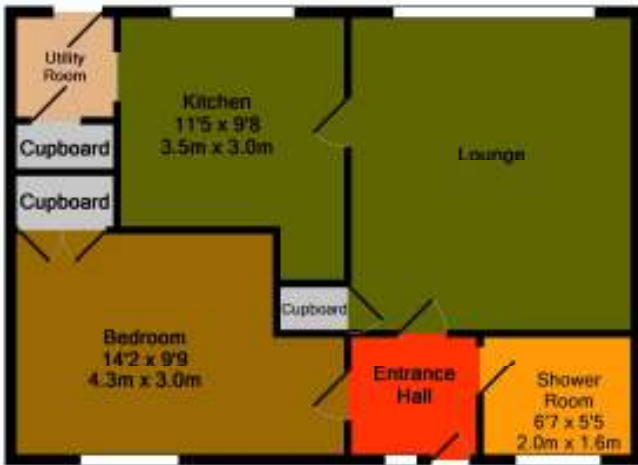
Mains electricity, water and drainage. EPC = D

OFFERS:

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

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

www.swpc.co.uk



Measurements are approximate. Not to scale. Illustrative purposes only.
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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.