

FOR SALE

**58 EASTWOOD AVENUE,
STRANRAER, DG9 8DT**



An extended end-of-terrace villa situated within a popular residential development towards east end of town. Ideally situated close to both primary/secondary schooling and yet within easy reach of all major amenities. The property benefits from a new contemporary kitchen, new internal woodwork, delightful bathroom, the addition of a sun lounge to the rear, gas fired central heating and uPVC double glazing. Set within easily maintained garden ground with the added benefit of a detached garage and ample off-road parking.

**HALLWAY, LOUNGE, KITCHEN, SUN LOUNGE,
BATHROOM, 2 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £90,000 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 east end of Stranraer within a residential area and most conveniently situated close to both primary and secondary schooling, this is an end of terrace villa which provides well-proportioned accommodation over two floors.

Of traditional construction under a tiled roof, the property has recently had new external insulation installed and been re-rendered.

It benefits from a contemporary kitchen, delightful bathroom, new internal woodwork, bright décor, gas fired central heating and uPVC double glazing.

Set within its own area of easily maintained garden ground with added benefit of a detached garage/workshop and ample off-road parking.

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy and general store, while all major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant. There is also a town centre transport service available from closeby.

This is an ideal opportunity for the first-time buyer to enter the property market.

HALLWAY:

The property is accessed by way of an uPVC storm door. Under stairs cupboard housing the gas fired boiler central heating boiler.



LOUNGE/DINING AREA:

A well-proportioned main lounge with windows to the front and rear, laid out in an open plan basis with the kitchen. CH radiator and TV point.



KITCHEN:

The kitchen is fitted with a range of contemporary floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine.



[Further kitchen image](#)



SUN PORCH:

A sun lounge to the rear overlooking the garden.



BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising WHB, WC and bath. There is a shower in place over the bath.



BEDROOM 1:

A bedroom to the front with shelved recess and CH radiator.



BEDROOM 2:

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



GARAGE/WORKSHOP:

A recently constructed detached garage/workshop. Electric roller door and service door to the front. Power and light.



GARDEN:

The property is set within its own generous area of garden ground. The front has been laid out in concrete to provide off-road parking for multiple vehicles. There is a further driveway to the side. The rear garden is comprised of a paved patio and lawn.



ENTRY: Negotiable

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

DETAILS PREPARED: 09/12/2024

COUNCIL TAX: Band 'B'

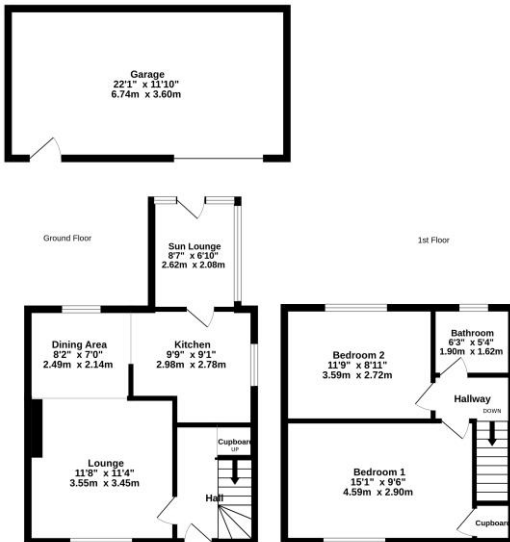
SERVICES:

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

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**