



6 Ross Avenue, Stranraer

Stranraer

Offers Over £100,000

6 Ross Avenue

Stranraer, Stranraer

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

Council Tax band: B

Tenure: Freehold

- Ideal first time purchase
- Walk in condition
- Off road parking
- Well sought after location
- Gas fired central heating
- Fully double glazed
- Three bedrooms
- Enclosed rear garden

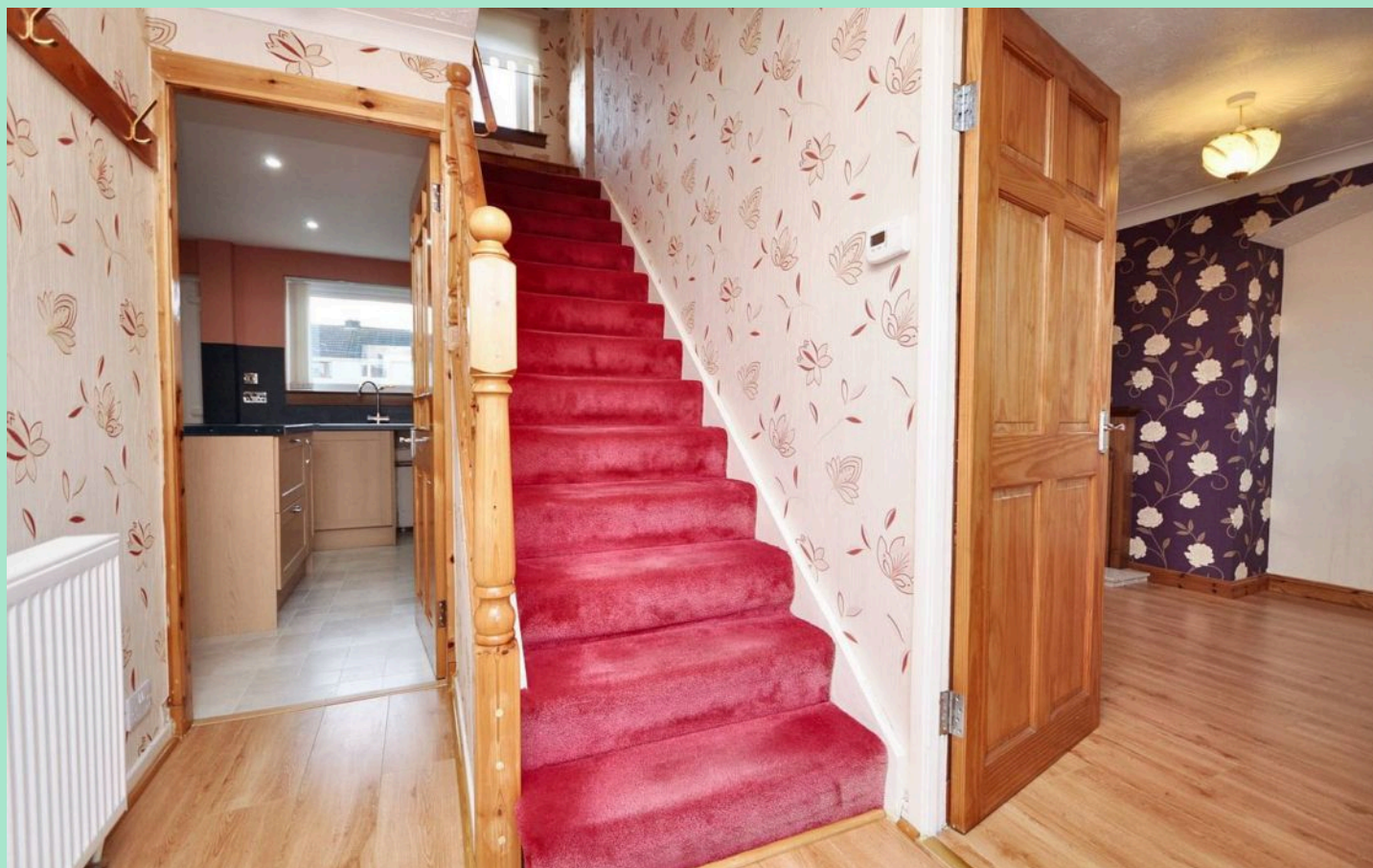


6 Ross Avenue

Stranraer, Stranraer

This charming terraced house, an ideal first-time purchase, is in immaculate "walk-in" condition, located in a well-sought-after area. The property boasts off-road parking, a coveted feature in this bustling neighbourhood. With gas-fired central heating and full double glazing, this cosy abode offers three bedrooms, perfect for a growing family or those in need of a home office. Step out into the enclosed rear garden, a private oasis where you can relax and unwind after a long day, enjoying the tranquillity and peace this space offers.

Outside, the property continues to impress with its thoughtfully designed outdoor spaces. The fully enclosed rear garden is a delightful combination of border fencing, a gravel border, paved slabbing patio, and a well-maintained lawn area, complete with a shed and greenhouse. The front garden is equally charming, with a concrete border wall, gravel area, and a concrete slab driveway and footpath accessed via metal gates, adding an extra layer of security and privacy to this inviting home. This property offers the perfect blend of indoor comfort and outdoor serenity for you to enjoy.



Hallway

Front entrance leading into hallway providing access to ground level accommodation as well as stairs leading to upper level accommodation as well as central heating radiator.

Lounge

18' 7" x 11' 1" (5.67m x 3.39m)

Spacious lounge on ground floor with two double glazed windows providing both front and outlook as well as two central heating radiators and feature electric fireplace.

Kitchen

12' 8" x 10' 4" (3.87m x 3.15m)

Spacious and kitchen with open plan dining area, fully fitted with both ground and wall mounted units. Integrated hob and electric fan oven with extractor as well as integrated microwave and stainless steel sink with mixer tap. Plumbing for washing machine.

Landing

Open landing with built in storage and double glazed window providing rear outlook and access to upper level accommodation.

Shower room

6' 4" x 5' 3" (1.92m x 1.61m)

Bright and modern shower room with walk corner shower, separate toilet and WHB with splash panel boarding, central heating towel rack as well as double glazed window.

Bedroom 1

13' 4" x 9' 9" (4.06m x 2.96m)

Spacious double bedroom on upper level with central heating radiator and large double glazed window. Built in storage also.



Bedroom 2

13' 4" x 12' 11" (4.06m x 3.94m)

Spacious double bedroom on upper level with central heating radiator and double glazed window.

Bedroom 3

9' 5" x 8' 2" (2.87m x 2.50m)

Bedroom on upper level towards rear of property with central heating radiator and double glazed window providing rear outlook as well as built in storage.

Garden

Fully enclosed garden to the rear comprising of border fencing, gravel border as well as paved slabbing patio and pathway crossing well maintained lawn area leading to separate shed and greenhouse.

DRIVEWAY

1 Parking Space

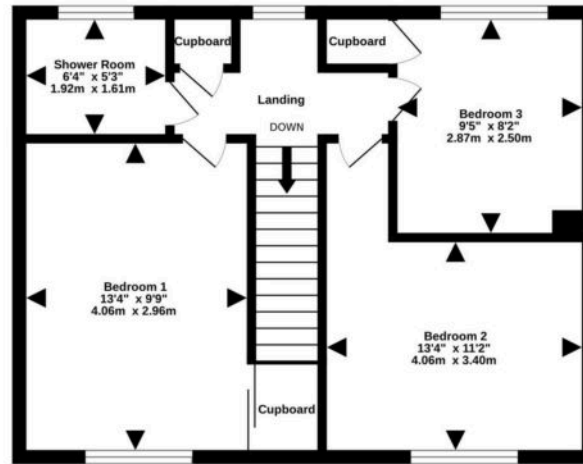
Enclosed garden to the front of the property comprising of concrete border wall as well as gravel area and concrete slab driveway and footpath accessed via metal gates.



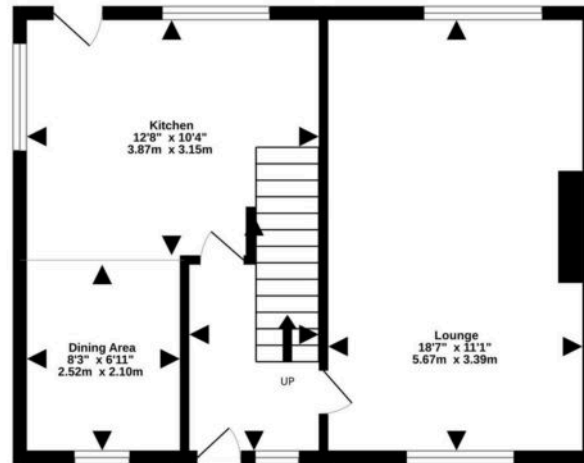




1st Floor



Ground Floor



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

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.