

FOR SALE

6 ARCHYSWELL LANE, STRANRAER, DG9 7FE



An opportunity to acquire a modern, semi-detached family villa occupying a pleasant position within a residential development towards the southern perimeter of town. There are a range of features to appreciate within this tasteful and comfortable home including a cream kitchen, fitted bathroom, comfortable accommodation, full double glazing and gas fired central heating. Set within its own area of easily maintained garden ground, with off road parking.

**HALLWAY, WC, LOUNGE / DINING ROOM,
KITCHEN, BATHROOM, 3 BEDROOMS, GARDEN**

PRICE: Offers over £115,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a pleasant location within a modern development towards the southern perimeter of town, this is a semi-detached family villa which provides comfortable accommodation over two levels.

Of timber frame construction finished in render and brick under a tiled roof, the property benefits from a cream-coloured kitchen, fitted bathroom, full double glazing and gas fired central heating.

The property is set within its own area of easily maintained garden ground with the added benefit of a drive-in for off road parking.

It is situated adjacent to other properties of similar modern style within the quiet cul-de-sac.

Local amenities within easy reach include a general store and primary school. All other major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant.

There is a town centre and secondary school transport service available from close by.

HALLWAY:

A double-glazed storm door provides access to the hallway. CH radiator.



W.C: (Approx 1.24m – 2m)

Comprising WC and WHB in white. Heated towel rail.



LOUNGE: (Approx 4m – 4.92m)

A most comfortable main lounge to the front. CH radiator, TV/satellite point and built-in storage cupboard housing the electric meter/consumer unit.



DINING ROOM: (Approx 2.38m – 3.22m)

The dining room is laid out in an open plan basis with the main lounge. There are French doors leading to the rear garden, laminate flooring and CH radiator.



KITCHEN: (Approx 3.22m – 2.43m)

The kitchen has been fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a 4-ring gas hob, extractor hood and built-in oven. Plumbing for an automatic washing machine, CH radiator, tiled splash backs and wine rack. The gas fired combi central heating boiler is also located within the kitchen.

Kitchen images



LANDING:

The landing provides access to the bedroom accommodation and to the bathroom. There is a built-in storage cupboard, CH radiator and access to the loft.



BATHROOM: (Approx 1.9m – 2m)

The bathroom has been fitted with a three-piece white suite comprising WC, WHB and Bath. There is an electric shower in place over the tiled bath area with shower screen. Electric shaver point and heated towel rail.



BEDROOM 1: (Approx 2.79m – 4m)

A bedroom to the front with built-in wardrobe, CH radiator and TV/satellite point.



BEDROOM 2: (Approx 2.38m – 3.47m)

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



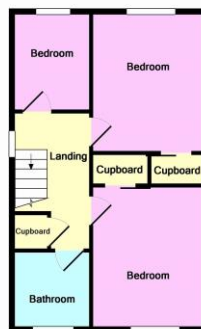
BEDROOM 3: (Approx 2.43m – 2.48m)

A further bedroom to the rear with CH radiator.

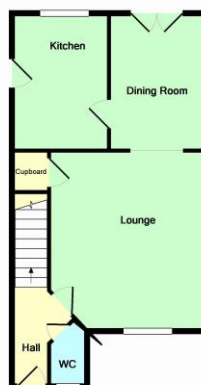


GARDEN:

The property is set within its own area of garden ground. The front has been laid out in slate chippings with a driveway to the side of the property. The enclosed rear garden comprises a paved patio, gravel border, green house, rotary clothes dryer and raised gravel Border.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2015

ENTRY: Negotiable

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

DETAILS PREPARED: 27/03/2024

COUNCIL TAX: Band 'D'

GENERAL: All floor coverings, blinds, integrated kitchen appliances and greenhouse are included in the sale price.

SERVICES:

Mains electricity, gas, water and drainage. A factors fee is payable. 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.
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.