

**FOR SALE**

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



An opportunity arises to acquire a modern, terraced villa located towards the southern perimeter of town and ideally suited to family living. This well-maintained residence benefits from a recently installed kitchen, delightful bathroom, new internal woodwork, electric central heating and uPVC double glazing.

Set within an easily maintained area of fully landscaped garden ground.

**HALLWAY, LOUNGE/DINING ROOM, KITCHEN,  
BATHROOM, 2 BEDROOMS, GARDEN**

**PRICE: Offers over £85,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
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Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Located towards the southern perimeter of the town and within easy reach of the town centre, this is a very well-presented residence which displays a range of pleasing features. The property, which is in excellent condition throughout benefits from a recently installed kitchen, modern bathroom, new internal woodwork, electric central heating and uPVC double glazing.

Of traditional construction, finished in render and brick, under a tiled roof, the property is set within its own area of fully landscaped and easily maintained garden ground. It is situated adjacent to other properties of similar style and has an outlook over 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-presented home is to be thoroughly recommended.

## HALLWAY:

The property is accessed by way of a uPVC storm door.

## LOUNGE/DINING ROOM:

This is a most comfortable main lounge to the front with CH radiator and TV point. There are French doors leading to the rear garden.



## Further lounge image



## KITCHEN:

The kitchen is fitted with a full range of contemporary floor and wall mounted units with marble style worktops incorporating an asterite sink. There is an electric cooker, extractor hood, fridge freezer and plumbing for an automatic washing machine.



## LANDING:

The landing provides access to the bedrooms and bathroom. There is a built-in storage cupboard.



**BATHROOM:**

The vinyl panelled bathroom comprises a WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.



**BEDROOM 1:**

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



**BEDROOM 2:**

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

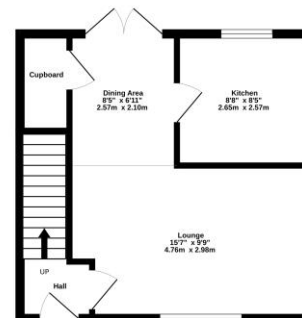
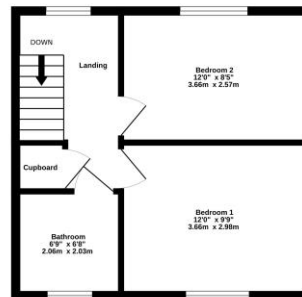


**GARDEN:**

The property is set within its own area of easily maintained, fully landscaped garden ground. The front has been laid out in gravel set within a low-level wall. The enclosed rear garden is comprised of a paved patio and raised decking. There is a wood garden shed.



1st Floor  
342 sq.ft. (31.8 sq.m.) approx.



Ground Floor  
342 sq.ft. (31.8 sq.m.) approx.

TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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ENTRY: Negotiable

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

DETAILS PREPARED: 19/04/2024

COUNCIL TAX: Band 'C'

**GENERAL:**

All fitted flooring, curtains, cooker, fridge/freezer and garden shed are included in the sale price.

**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](http://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.