

**FOR SALE**

**25 QUEEN'S DRIVE,  
STRANRAER, DG9 0DH**



A semi-detached villa situated in a popular residential development within easy reach of the town centre and all major amenities. From the property there are delightful open views over parkland to farmland hillside beyond. The property benefits from a re-tiled roof, modern uPVC double glazing and gas fired central heating. In fair condition, the property will benefit from a programme of modernisation. Set within its own area of garden ground. Conveniently located near Sheuchan Primary School.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,  
REAR PORCH, SHOWER ROOM, 3 BEDROOMS,  
GARDEN**

**Offers around £95,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED  
Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Located within easy reach of the town centre and all major amenities, this is a semi-detached villa which provides well-proportioned accommodation over two floors. From the property there are delightful open views over parkland to farmland hillside beyond. The property benefits from a re-tiled roof, modern uPVC double glazing and gas fired central heating.

In fair condition, there is scope for some general modernisation within.

It is set within its own area of garden ground.

Local amenities within easy reach include general store and Sheuchan 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 a half mile distant. There is also a town centre and secondary school transport service available from closeby.

This is a very well-proportioned residence and is ideally suited to family living.

### 'DINING' KITCHEN:

The kitchen is fitted with a stainless-steel sink unit with mixer. Electric cooker point, plumbing for an automatic washing machine and built-in cupboard. CH radiator.



### HALLWAY:

The property is accessed by way of a uPVC storm door with side panel. CH radiator and built-in cupboard housing the electricity meter/consumer unit.

### LOUNGE:

A very well-proportioned and most comfortable room having a window to the front with a delightful view over parkland. Tiled fire surround, CH radiator and TV point.



### PORCH:

Built-in storage cupboard.

### LANDING:

The landing provides access to all the first-floor bedroom accommodation, loft and shower room.

### SHOWER ROOM:

Comprising a WHB, WC and shower with a waist height shower screen. Vinyl wall panelling, wet room flooring and CH radiator.



### BEDROOM 3:

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



### BEDROOM 1:

A bedroom to the front with CH radiator and built-in cupboard.



### GARDEN:

The property is set within its own area of garden ground which is mainly laid out to lawn.

### View to front

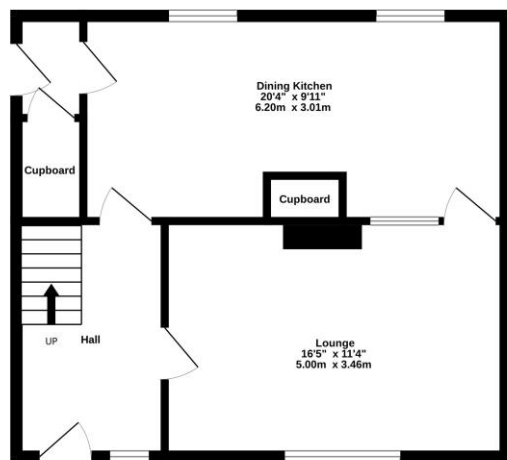
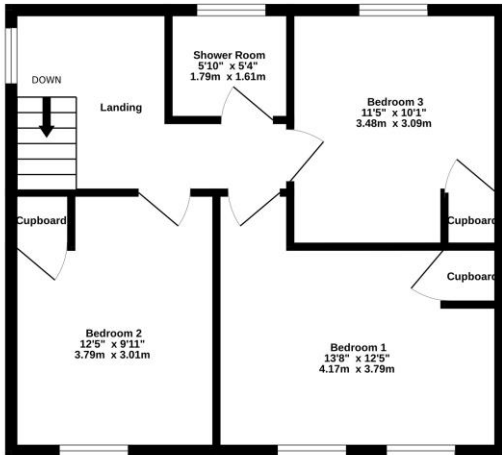


### BEDROOM 2:

A further bedroom to the front with built-in cupboard and CH radiator.



1st Floor  
501 sq.ft. (46.5 sq.m.) approx.



Ground Floor  
496 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA : 997 sq.ft. (92.6 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: 21/05/2024

COUNCIL TAX: Band 'B'

SERVICES:

Mains electricity, gas, drainage and water. 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](http://www.swpc.co.uk)

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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.**