

FOR SALE

**"VAL DI LUCE",
WESTWOOD AVENUE,
DG9 8BT**



"Val Di Luce" is an extremely well-appointed detached villa, occupying a splendid location within a sought-after residential cul-de-sac towards the east end of town. This well-maintained residence offers generous family accommodation over two levels. The property benefits from a spacious 'dining' kitchen, recently installed ground floor shower room, the use of hardwood flooring, uPVC double glazing and gas fired central heating. It is set amidst its own generous area of mature garden ground, with ample off-road parking.

**SUN PORCH, HALLWAY, LOUNGE, DINING ROOM,
'DINING' KITCHEN, 2 SHOWER ROOMS,
4 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £275,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a splendid location within a prestigious and much sought-after residential area towards the east end of the town, this is an extremely well-appointed detached villa providing generously proportioned, bright and comfortable family accommodation over two levels. Of traditional construction under a slate roof, the property benefits from a spacious 'dining' kitchen, recently installed ground floor shower room, the use of hardwood flooring, uPVC double glazing and gas fired central heating.

It is set amidst a generous area of easily maintained garden ground, with the added benefit of ample off-road parking.

It is situated adjacent to other private residences of varying design and has an outlook over the same to the front. The outlook to the rear is over garden ground.

The property is located only a stone's throw from the shores of Loch Ryan and within striking distance of both primary/secondary schooling.

All major amenities are to be found in and around the town centre, less than 1 mile distant and include healthcare, supermarkets, and indoor leisure pool complex.

Seldom does the opportunity arise to acquire a property of this status in such a prime residential area and therefore viewing is to be thoroughly recommended.

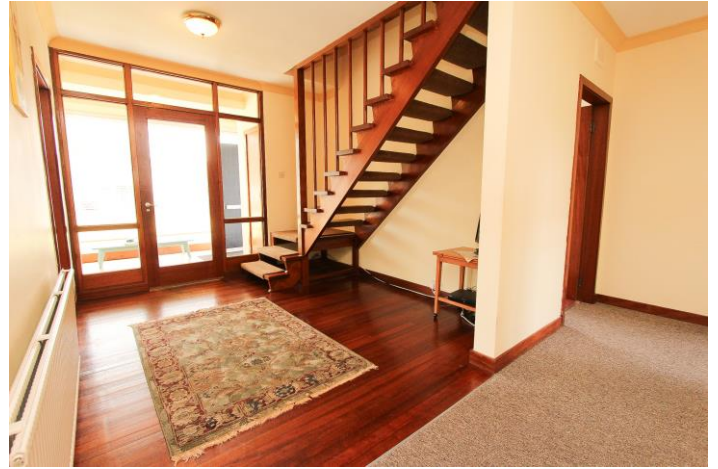
SUN PORCH:

The property is accessed by way of a modern composite storm door. Hardwood flooring and glazed interior door with side panels.



HALLWAY:

A wide and welcoming reception hallway with partial hardwood flooring and staircase to the first floor.



LOUNGE:

This is a well-proportioned main lounge with bay window to the front. There is a polished stone fire surround housing a gas fire, wall lights and TV point.



[Further lounge image](#)



[Kitchen images](#)



DINING ROOM:
A further spacious reception room to the rear with built-in storage cupboard.



SHOWER ROOM:
The recently installed shower room is fitted with a WHB, WC, bidet and shower cubicle housing an electric shower. Attractive wall tiles and heated towel rail.



'DINING' KITCHEN:
The kitchen has been fitted with a range of floor units incorporating a stainless-steel sink. Electric cooker point. Built-in larder.

BEDROOM 1:

A ground floor bedroom to the front.



SHOWER ROOM:

The first-floor shower room is fitted with a WHB, WC, and shower cubicle housing an electric shower.



BEDROOM 3:

A generous first floor bedroom to the front with deep built-in wardrobe and WHB.



BEDROOM 2:

A ground floor bedroom to the rear with built-in wardrobe.



BEDROOM 4:

A further first floor bedroom with Velux window to the rear and built-in wardrobe.



GARAGE:

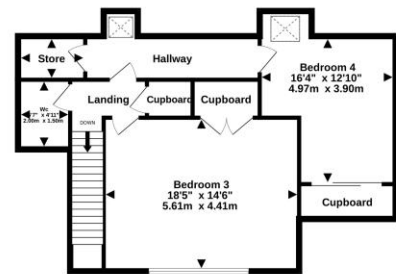
An integral garage with up and over door to the front, and window to the side. The central heating boiler is located within the garage. Power, light and water supply.

GARDEN:

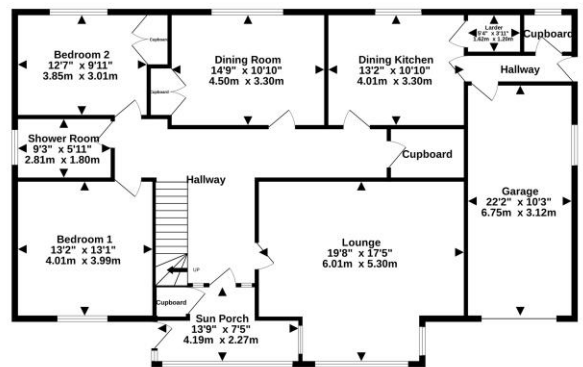
The property is set amidst its own generous area of mature, landscaped garden ground comprising extensive lawns, paved patio and garden shed. There is a double entry driveway to the front providing ample off-road parking.



1st Floor
706 sq.ft. (65.6 sq.m.) approx.



Ground Floor
1631 sq.ft. (151.5 sq.m.) approx.



TOTAL FLOOR AREA: 2337 sq.ft. (217.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplex 02024

ENTRY: Negotiable

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

DETAILS PREPARED: 23/07/2024

COUNCIL TAX: Band 'F'

GENERAL:

All flooring and blinds are included in the sale.

SERVICES:

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

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

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