

FOR SALE

**18 FAIRWAY,
STRANRAER, DG9 8DY**



An opportunity arises to acquire a semi-detached bungalow situated within a popular residential development towards east end of town. Ideally situated close to both primary/secondary schooling and yet within easy reach of all major amenities. This well-maintained property benefits from a beech design 'dining' kitchen, modern bathroom, bright décor, gas fired central heating (new boiler installed) and uPVC double glazing. Set within its own fully landscaped, easily maintained area of garden ground.

**COVERED ENTRANCE PORCH, HALLWAY,
LOUNGE, 'DINING' KITCHEN, UTILITY PORCH,
BATHROOM, BEDROOM, GARDEN**

PRICE: Offers over £80,000 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:

Located towards the popular east end of Stranraer within a residential area and most conveniently situated close to both primary and secondary schooling, this is a semi-detached bungalow which provides comfortable accommodation over one level.

Of traditional construction under a tiled roof, this well-presented property benefits from a beech design 'dining' kitchen, modern bathroom, bright décor, gas fired central heating (new boiler installed) and uPVC double glazing.

It is set within its own area of fully landscaped and easily maintained garden ground.

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy, and general store, while all major amenities such as supermarkets, healthcare, Stair Park, and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant. There is also a town centre transport service available from closeby.

HALLWAY:

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

LOUNGE:

A main lounge to the front with a wooden fire surround housing an electric fire. Built-in cupboard, CH radiator, and TV point.



'DINING' KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is an electric cooker point and plumbing for automatic washing machine. Built-in cupboard and CH radiator.



UTILITY PORCH:

A most useful space located off the kitchen. There is a large walk-in cupboard and new gas fired central heating boiler.

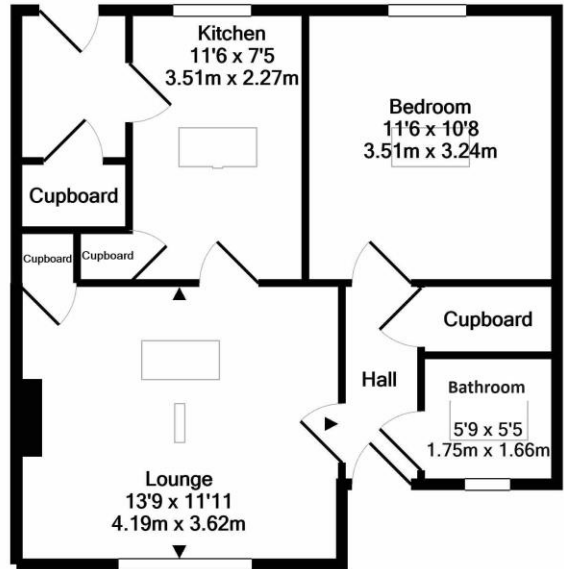
BATHROOM:

The vinyl panelled bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is an electric shower in place over the bath. Heated towel rail.



BEDROOM:

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



Measurements are approximate. Not to scale. Illustrative purposes only
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GARDEN:

The property is set amidst fully landscaped garden ground to both front, side, and rear. The front has been laid to quartz gravel. The enclosed rear garden is comprised of a paved patio, gravel border and mature shrubs.



ENTRY: Negotiable

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

DETAILS PREPARED: 03/07/2024

COUNCIL TAX: Band 'A'

GENERAL:

Carpets and blinds are included in the sale.

SERVICES:

Mains electricity, gas, water, and drainage. 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**

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.