

**FOR SALE**

## 12 AILSA GAIT WAY, STRANRAER, DG9 7FG



Occupying a quiet cul-de-sac location, this modern semi-detached family villa is situated within a residential development on the southern side of Stranraer. In excellent condition throughout having recently been modernised to include a splendid 'dining' kitchen, delightful shower room, new ground floor WC, the construction of a spacious workshop/garden room and bright décor. The property also benefits from gas fired central heating and uPVC double glazing. Set within its own easily maintained garden ground with ample off-road parking.

**HALLWAY, WC, LOUNGE, 'DINING' KITCHEN,  
SHOWER ROOM, 3 BEDROOMS, WORKSHOP,  
GARDEN**

**PRICE: Offers over £140,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

Occupying a pleasant location within a modern development towards the southern perimeter of town, this is a very well-presented, semi-detached family villa which displays a full range of most attractive features.

Of timber frame construction finished in render and brick under a tiled roof, the recently modernised property benefits from a splendid 'dining' kitchen, delightful shower room, new ground floor WC, recently constructed garden room/home office/workshop, tasteful décor, uPVC double glazing and gas fired central heating.

The property is set within its own area of easily maintained, fully landscaped garden ground with multi-vehicle 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:

The property is accessed by way of a modern double-glazed door. CH radiator.



### W.C: (Approx 1.2m – 1.5m)

Comprising WHB and WC in white. Heated towel rail.



### LOUNGE: (4.93m – 4.0m)

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



### KITCHEN: (Approx 5m – 3.25m)

The kitchen has been fitted with a full range of shaker design floor and wall mounted units with woodgrain style worktops incorporating an asterite sink with mixer. There is a kitchen island with ceramic hob, built-in double oven, integrated microwave, plumbing for an automatic washing machine and vertical CH radiator.



## Further kitchen image



## **LANDING:**

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



## **SHOWER ROOM:**

(Approx 2.82m at the widest – 2.48m at the longest)  
The shower room is fitted with WHB, WC and large vinyl panelled shower cubicle with a mains shower. Heated towel rail.



## **BEDROOM 1:**

(Approx 2.82m at the widest – 4m)

A bedroom to the front. Built-in triple wardrobe with mirror fronted doors, CH radiator and TV/satellite point.



## **BEDROOM 2:**

(Approx 2.82m at the widest – 3.51m)

A bedroom to the rear. Built-in double wardrobe with mirror fronted doors and CH radiator.

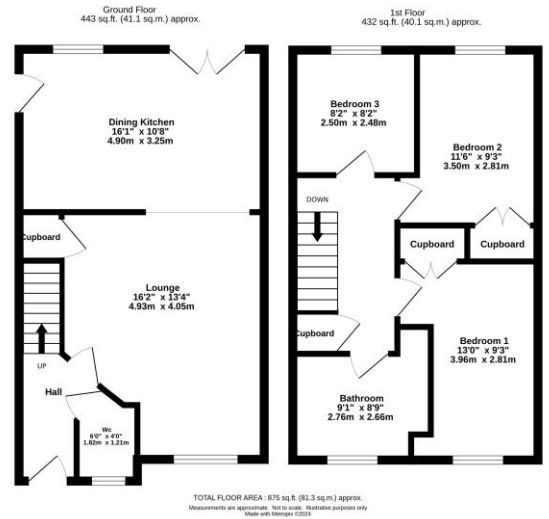


**BEDROOM 3:** (Approx 2.5m – 2.4m)  
A further bedroom to the rear with CH radiator.



**GARDEN ROOM:**

A purpose-built workshop which could also be utilised as a garden room, home office or home gym. Power and light.



**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 31/07/2024

**COUNCIL TAX:** Band 'D'

**GENERAL:**

All floor coverings, blinds, some light fittings and integrated kitchen appliances 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](http://www.swpc.co.uk)

**GARDEN:**

The property is set within its own area of fully landscape and easily maintained garden ground. The front and side have been laid out to monobloc paving for off-road parking. The enclosed rear garden is comprised of a monobloc patio and raised area of artificial lawn.



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.