

FOR SALE

**48 FAIRHURST ROAD,
STRANRAER, DG9 7QD**



An opportunity to acquire an end – of – terrace home occupying a pleasant location within a popular development towards the southern side of Stranraer and within easy reach of all major amenities. In excellent condition throughout the property benefits from a contemporary kitchen, delightful shower room, uPVC double glazing and gas fired central heating. Set within easily maintained garden grounds.

**HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM,
2 BEDROOMS, GARDEN**

PRICE: Offers over £95,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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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 within a popular residential area towards the southern side of Stranraer, within easy reach of the town centre and conveniently situated for Belmont and Park Primary schools, this is an end-of terrace home which is ideally suited to the first time buyer.

Of traditional construction under a re-tiled roof the property benefits from a contemporary fitted kitchen, delightful shower room, uPVC double glazing and gas fired central heating.

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

It is situated adjacent to other properties of similar style and has an outlook over same.

Local amenities include a general store, while all other major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex.

HALLWAY:

Entry to the property is by way of an uPVC storm door. CH radiator and understairs cupboard housing the central heating boiler.



LOUNGE:

This is a well-proportioned lounge with windows to the front and rear. There is a Fyfe stone fire surround, CH radiators and TV point.



Further lounge image



KITCHEN:

The kitchen is fitted with a range of contemporary floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a gas hob, integrated oven and plumbing for an automatic washing machine.



UPPER LANDING:

The upper landing provides access to the shower room and bedroom accommodation.

SHOWER ROOM:

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle.



BEDROOM 2:

A bedroom to the rear with CH radiator.



BEDROOM 1:

A bedroom to the front with built-in cupboard, CH radiator and TV point. The free-standing wardrobe is included in the sale.

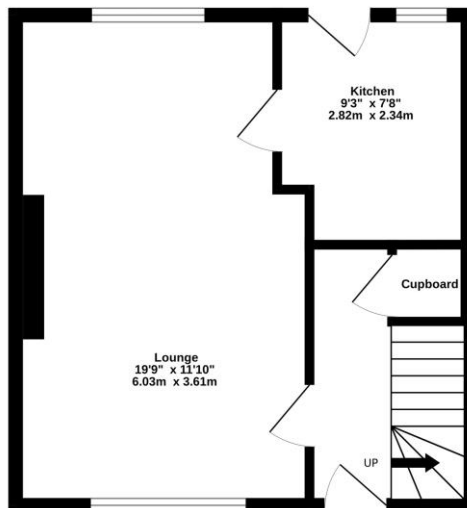
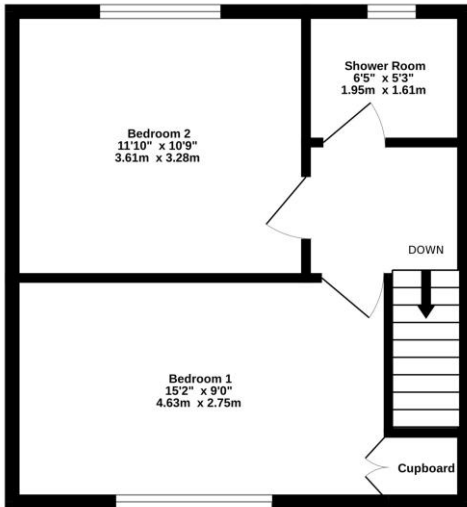


GARDEN:

The property is set amidst its own area of easily maintained garden ground. The front has been laid out in quartz gravel with paved centre piece. The enclosed rear garden has also been laid out in quartz gravel for ease maintenance. There is screen fencing and a wooden garden shed.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



Ground Floor
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

ENTRY: Negotiable

DETAILS PREPARED: 26/09/2024

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

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, integrated kitchen appliances, garden shed and the wardrobe in bedroom 1 are included in the sale price.

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

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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.**