

11 Park Crescent
Stranraer, DG9 0DF

Semi detached, two-bedroom ex-local authority property with ample off-road parking .

Offers Over: £95,000 are invited

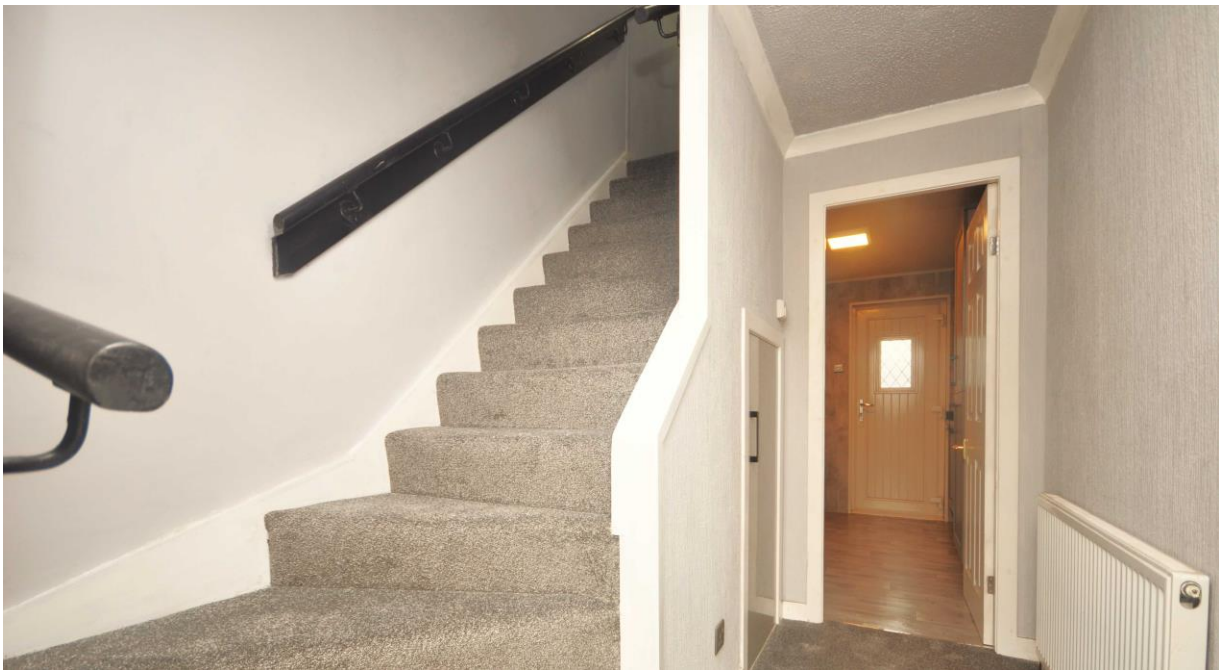
11 Park Crescent, Stranraer, DG9 0DF



Key Features:

- . Walk in condition
- . Ideal first-time purchase
- . Gas fired central heating
- . Easily maintained garden ground
- . Two double bedrooms
- . Off road parking
- . Fully double-glazed
- . Buy to let opportunity



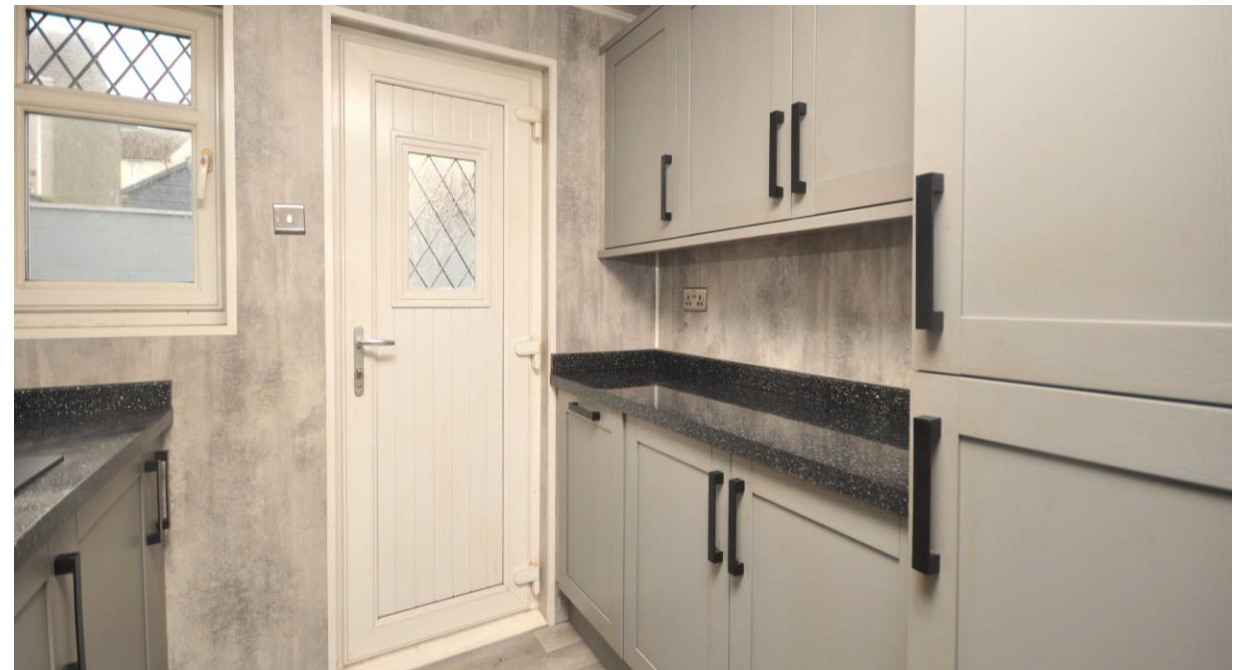


Property description

A well-presented semi-detached villa style property located within a popular 'right to buy' residential development within easy reach of the town centre and all major amenities. Lovely open outlook over park to hillside beyond. Good condition throughout and benefiting from full gas fired CH and full uPVC double glazing. Set within its own easily maintained garden ground. Conveniently located near Sheuchan Primary School. An ideal first-time purchase.

Located within easy reach of the town centre and all major amenities, this is a semi-detached villa which provides comfortable accommodation over two floors. There is a pleasant outlook to the front over parkland to hillside beyond. The property, which is in good condition throughout, is of traditional construction under a re-tiled roof and benefits from having full gas fired central heating and full modern uPVC double glazing. It is set within its own easily maintained area of garden ground and is situated adjacent to other residential properties.

Local amenities within easy reach include general store, post office 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 close by.



Accommodation

HALLWAY:

The property is accessed by way of a modern uPVC storm door. CH radiator and understairs cupboard housing the modern Worcester gas fired combi boiler.

LOUNGE / DINING ROOM:

(Approx 3.56m at the widest – 5.64m)

The lounge has windows to both the front and rear. Two CH radiators and TV/satellite point.

KITCHEN:

(Approx 2.3m – 2.9m)

The kitchen is fitted with a range of floor and wall mounted units with modern finishings to include, granite style worktops and composite sink with mixer tap. Integrated electric cooker and hob as well as plumbing for an automatic washing machine. CH radiator.

LANDING:

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

SHOWER ROOM:

(Approx 1.89m – 1.67m)

Comprising a WHB, WC and shower cubicle housing an electric shower. Splash panel boarding and central heating radiator.

BEDROOM 1:

(Approx 4m – 2.7m)

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

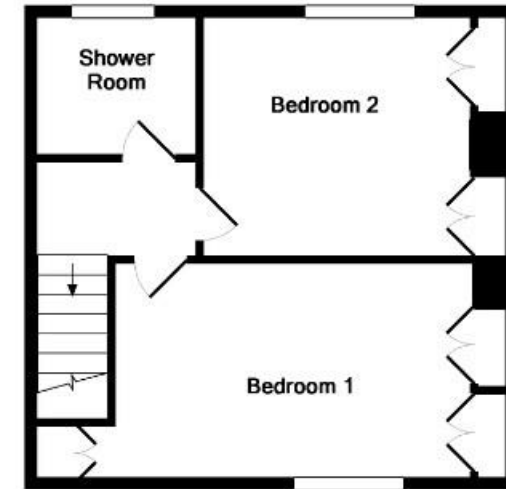
BEDROOM 2:

(Approx 3m – 2.8m)

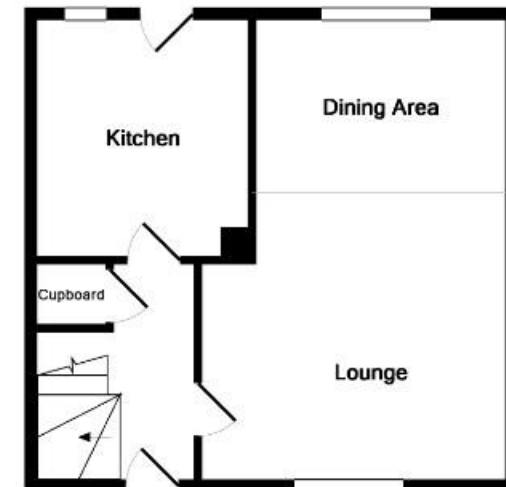
A bedroom to the rear with built-in wardrobes and CH radiator.

GARDEN:

The property occupies its own area of easily maintained garden ground which is laid out in a combination of gravel and paving.



1st Floor



Ground Floor



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band B

EPC RATING

D(65)

SERVICES

Mains electricity, drainage & water. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.