

FOR SALE

12 THORNEY WAY,
STRANRAER, DG9 7SX



An opportunity to acquire a modern semi-detached villa located towards the southern perimeter of town and ideally suited to family living. In excellent condition throughout, the property benefits from a splendid kitchen, delightful shower room, attractive internal woodwork, the use of oak flooring, uPVC double glazing and gas fired central heating. Set within its own area of easily maintained garden ground with off-road parking and the added benefit of a workshop.

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

PRICE: Offers over £95,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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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 southern perimeter of the town and within easy reach of the town centre, this is a well-presented semi-detached property ideally suited to the first-time buyer.

Of timber frame construction, finished in render and brick, under a tiled roof, this well-presented property benefits from a splendid kitchen, delightful shower room, attractive internal woodwork, uPVC double glazing and gas fired central heating.

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

Set within its own area of easily maintained garden ground with ample off-road parking to the front and the added benefit of a detached workshop to the rear.

Local amenities include general store and Belmont 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 one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

HALLWAY:

A modern uPVC door with side panel provides access to the hallway. There is a large walk-in cupboard housing the electricity meter/fuseboard. CH radiator.



LOUNGE:

A most comfortable main lounge to the front. There is a wooden fire surround, oak flooring, CH radiator and TV point.

Lounge images



DINING AREA:

The dining area is laid out in an open plan basis with the main lounge. Oak flooring and CH radiator.



KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with a mixer. There is a ceramic hob, extractor hood and built-in oven. Plumbing for an automatic washing machine. CH radiator.



LANDING:

The landing provides access to the first-floor accommodation. There is a built-in cupboard.



SHOWER ROOM:

The spacious shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Vinyl panelled ceiling with recessed spotlights. CH radiator.



BEDROOM 1:

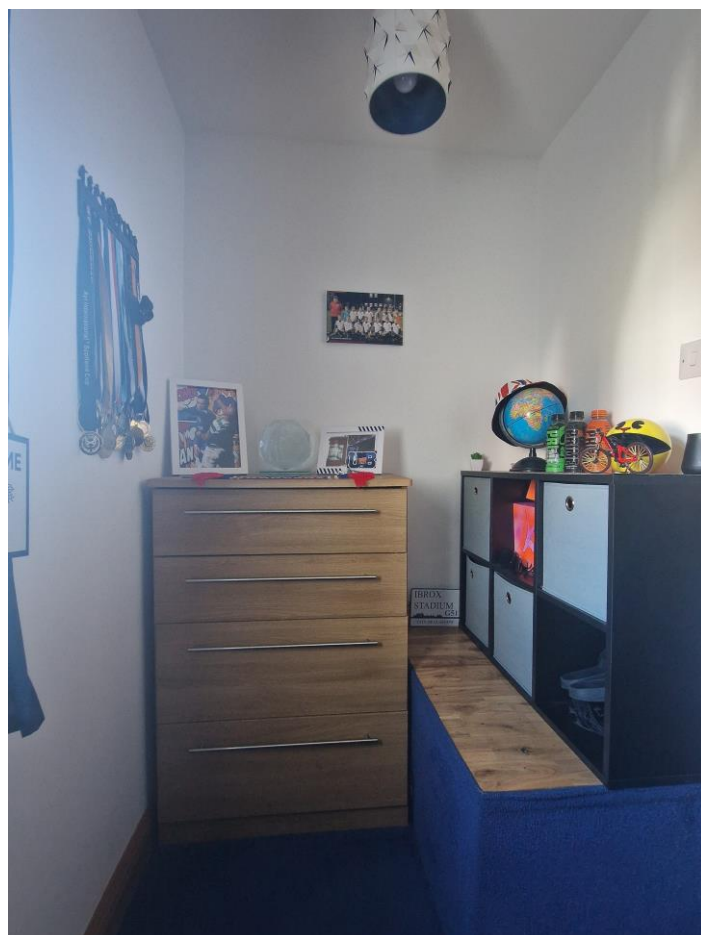
A bedroom to the rear with fitted wardrobes, TV point and CH radiator.



BEDROOM 2:
A bedroom to the front with TV point and CH radiator.



BEDROOM 3:
A further bedroom to the front with TV point and CH radiator.



WORKSHOP:
A detached workshop to the rear with power & light.



GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out to gravel with a monobloc driveway for off-road parking. There is pedestrian access to the rear garden to the side of the house. The enclosed rear garden had been laid out to concrete for ease of maintenance.



ENTRY: Negotiable

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

DETAILS PREPARED: 23/10/2024

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring and integrated kitchen appliances are included in the sale price.

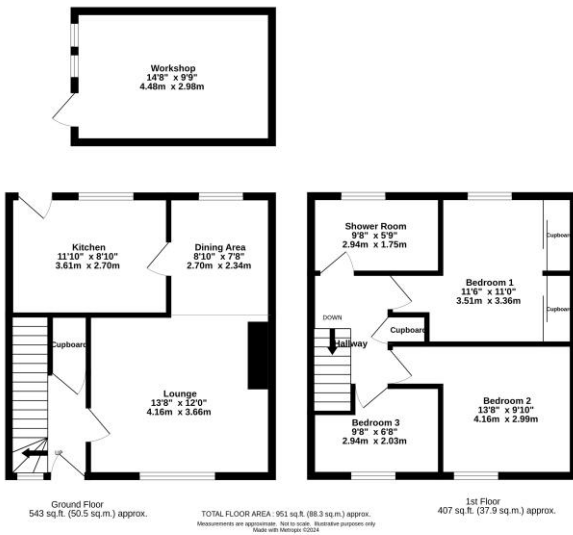
SERVICES:

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
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.