

FOR SALE

**5 BURNBRAE,
STRANRAER, DG9 7SY**



An opportunity to acquire semi-detached property providing well-proportioned family accommodation over two floors. In excellent condition throughout having recently been modernised to include a splendid 'dining' kitchen, delightful bathroom, new internal doors and neutral décor throughout. The property also benefits from uPVC double glazing and gas fired central heating.

Set within its own easily maintained garden ground with generous garage and workshop. Ample Off-road parking.

**HALLWAY, LOUNGE, DINING KITCHEN, WC,
BATHROOM, 3 BEDROOMS, GARAGE,
WORKSHOP, GARDEN**

PRICE: Offers over £110,000 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:

Occupying a cul-de-sac location within a residential development towards the southern perimeter of town, this is a semi-detached property which provides comfortable family accommodation over two floors.

Of original timber frame construction, finished in render under a tiled roof the property benefits from uPVC double glazing and gas fired central heating.

In excellent condition throughout the property also benefits from a splendid 'dining' kitchen, delightful bathroom, new internal doors and neutral décor throughout.

Set within its own easily maintained garden ground with added benefit of a generous garage and workshop. There is ample room for off road parking.

The outlook to the front is over other residential properties of similar style with the outlook to the rear being over the easily maintained, enclosed garden ground and a rooftop view over the town itself.

The property is situated adjacent to other properties of similar design and style.

Local amenities include a general store and primary school. There is also a town centre and secondary school transport service available from closeby.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre approximately one and a half miles distant.

ENTRANCE PORCH:

A modern upvc/double glazed front door with side panel provides the access to the porch. Glazed interior door to the hallway and built-in cupboard.

HALLWAY:

Built-in cupboard, under stairs cupboard housing the gas fired central heating boiler, and CH radiator.



LOUNGE:

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



DINING KITCHEN:

The kitchen fitted with a range of floor units incorporating a stainless-steel sink. Electric cooker point, plumbing for an automatic washing machine, and shelved larder cupboard. CH radiator.



[Further kitchen image](#)



BATHROOM:

The bathroom has been fitted with a 3-piece suite in white comprising WC, WHB and Bath. There is an electric shower in place over the bath. CH radiator.



WC:

This is a most useful ground floor WC fitted with a WHB and WC in white.



LANDING:

Access to the bedrooms and bathroom. Built-in shelved cupboard.



BEDROOM 1:

A bedroom to the rear with CH radiator.



BEDROOM 2:

A bedroom to the front with CH radiator.



BEDROOM 3:

A further bedroom to the front with CH radiator.



GARAGE:

A large, detached garage to the rear with new roof, power and light.



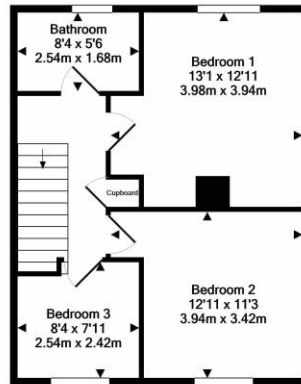
WORKSHOP:

A spacious workshop to the rear with power and light.

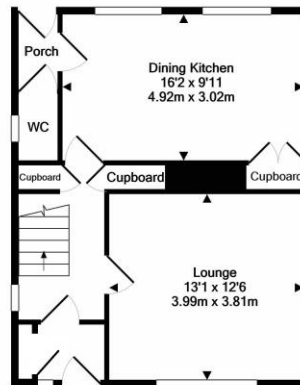


GARDEN:

The property is set within its own area of easily maintained garden ground. The front garden has been laid out in lawn and is set within a low-level fence. There is a driveway to the side with ample room for off road parking. The rear garden has been laid out in gravel chippings for ease of maintenance.



1st Floor



Ground Floor

ENTRY: Negotiable

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

DETAILS PREPARED: 19/11/2024

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings, blinds, garage, and workshop are included in the sale price.

SERVICES:

Mains electricity, water, gas, 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.

Tel: (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.