

FOR SALE

**7 BELMONT ROAD,
STRANRAER, DG9 7AU**



This is an extended, semi-detached home, occupying a pleasant location within a popular development towards the southern side of Stranraer and within easy reach of all major amenities. It benefits from a splendid 'dining' kitchen, ground floor bedroom with an en-suite & lift, spacious bathroom, conservatory to the rear, uPVC double glazing and new gas fired central heating. The property is set amidst its own easily maintained garden ground with off-road parking.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
CONSERVATORY, BATHROOM, 4 BEDROOMS
(1 EN-SUITE & LIFT), GARDEN**

PRICE: Offers over £110,000 are invited



Property Agents

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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 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 extended, semi-detached home, which is ideally suited to the first time buyer.

Of timber frame construction under a tiled roof, the property benefits from a splendid 'dining' kitchen, conservatory to the rear, spacious bathroom, ground floor bedroom with en-suite & lift, new gas fired central heating and uPVC double glazing.

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

Set amidst its own area of easily maintained garden ground with off-road parking.

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

Viewing of this property is to be highly recommended.

HALLWAY:

Entry to the property is by way of an uPVC storm door with side panel. Built-in storage cupboards and CH radiator.



LOUNGE:

This is a well-proportioned lounge to the front with a wooden fire surround, CH radiators and TV point.



Further lounge image



'DINING' KITCHEN: (Approx 4.52m – 2.72m)

The recently installed kitchen has been fitted with a range of floor and wall mounted units with contrasting worktops incorporating a stainless-steel sink. There is a ceramic hob, extractor hood, built-in oven, dishwasher, automatic washing machine and fridge/freezer. CH radiator.



CONSERVATORY:

A conservatory with French doors leading to the rear garden. CH radiator.



LANDING:

The landing provides access to the first-floor bedrooms and bathroom. CH radiator.



BEDROOM 1:

A ground floor bedroom to the rear with a lift and CH radiator.



BATHROOM:

The bathroom has been fitted with a 3-piece suite in white comprising WC, WHB and roll-top bath. There is a separate shower cubicle housing an electric shower. CH radiator.



EN-SUITE:

The vinyl panelled en-suite has been laid out as a wet room. WHB, WC and electric shower.



BEDROOM 2:

A bedroom with Velux window to the front. Built-in cupboard and CH radiator.



BEDROOM 3:

A further bedroom with Velux window to the front. CH radiator.



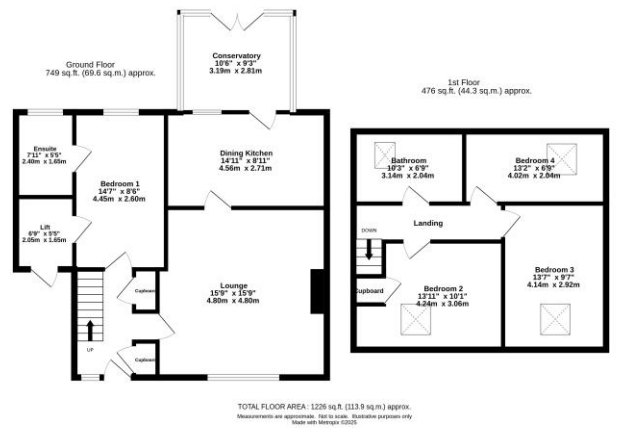
BEDROOM 4:

A bedroom with Velux to the rear. CH radiator.



GARDEN:

The property is set amidst its own area of easily maintained garden ground. The front is laid out artificial lawn and decorative paving. There is a driveway for off-road parking. The enclosed rear garden is mainly laid out to paving with gravel and shrub borders.



ENTRY: Negotiable

DETAILS PREPARED: 29/01/2025

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

COUNCIL TAX: Band 'C'

GENERAL:

All floor coverings and 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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**