

**FOR SALE**

**31 GLENWELL AVENUE,  
STRANRAER, DG9 7BA**



An opportunity arises to acquire a most spacious family villa located within a popular residential development and within easy reach of the town centre and all major amenities. In immaculate condition throughout, the property benefits from a splendid contemporary kitchen, luxury bathroom, the addition of a conservatory, woodburning stove, tasteful décor, Fischer heating (with solar panels), and uPVC double glazing. Set within its own area of recently landscaped, easily maintained garden ground with the added benefit of off-road parking.

**SUN PORCH, HALLWAY, LOUNGE, KITCHEN,  
DINING ROOM, CONSERVATORY, BATHROOM,  
2 BEDROOMS, GARDEN**

**PRICE: Offers over £120,000 are invited**



Property Agents

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Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Located within a popular residential development towards the southern perimeter of town and yet within easy reach of the town centre, this is a mid-terrace villa which provides excellent family accommodation over two floors. The property is in immaculate condition throughout and benefits from a splendid contemporary kitchen, luxury bathroom, the addition of a conservatory, woodburning stove, attractive internal decor, Fischer heating (with solar panels), and uPVC double glazing.

Of traditional construction under a tiled roof, the property also benefits from having off-road parking to the rear.

Set within its own recently landscaped and easily maintained garden ground.

Local amenities include a general store, supermarket, leisure centre and primary schools while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from closeby.

## SUN PORCH:

The property is accessed by way of a uPVC storm door. Access to the hallway.



## HALLWAY:

Access to the ground floor accommodation and spindle and rail staircase to the first floor.



## [Further hall image](#)



## LOUNGE:

(Approx 3.9m – 5.2m)

A spacious main lounge to the front with woodburning stove, laminate flooring, and TV point.



**KITCHEN: (Approx 4.4m – 2.1m)**

The kitchen has been fitted with an extensive range of floor and wall mounted units with granite style worktops incorporating an asterite sink with mixer. There is an induction hob, extractor hood, built-in double oven, dishwasher and plumbing for an automatic washing machine.



**CONSERVATORY:**

A conservatory to the rear with French doors leading to the patio.



**LANDING:**

The landing has a built-in storage cupboard and large walk-in cupboard.



**DINING ROOM:**

A further reception room to the rear which could be converted to a 3rd bedroom, if required.



**BATHROOM:**

The luxury bathroom is fitted with a three-piece suite in white comprising twin WHB's, WC and whirlpool bath. There is a separate shower cubicle with an electric shower.



[Further bathroom image](#)



**BEDROOM 2:**  
A bedroom to the rear.



**BEDROOM 1:**  
A bedroom to the front with a built – in wardrobe and TV point.



**GARDEN:**  
The property is set within its own area of easily maintained garden ground. The front is laid out to lawn with flower and shrub borders. The enclosed rear patio garden has recently been landscaped with Indian sandstone and quartz gravel for ease of maintenance.



## Driveway image



ENTRY: Negotiable

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

DETAILS PREPARED: 31/01/2025

COUNCIL TAX: Band 'C'

### GENERAL:

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

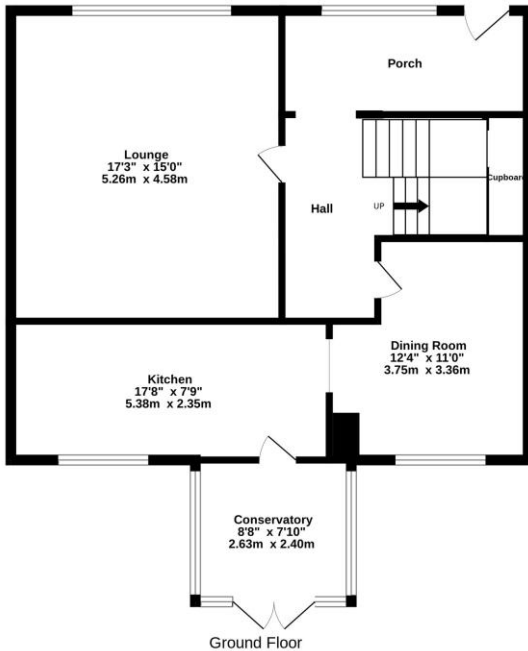
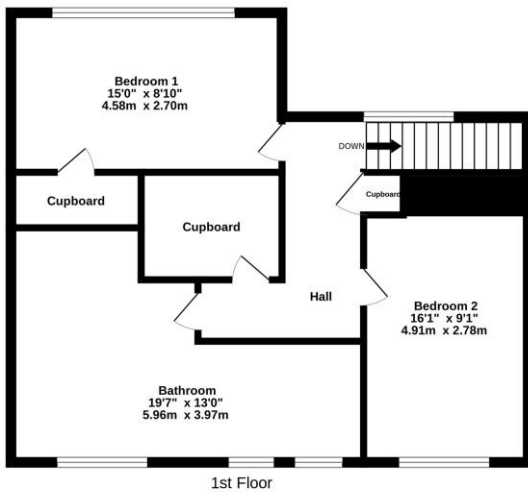
### SERVICES:

Mains electricity, drainage, and water. Solar panels. 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.  
Tel: (01776) 706147 Fax: (01776) 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



Measurements are approximate. Not to scale. Illustrative purposes only  
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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.