



7 Bridge of Aldouran  
Leswalt, DG9 0LW





Spacious, terraced 2-  
bedroom property in fair  
condition throughout.

Offers Over: £75,000 are invited



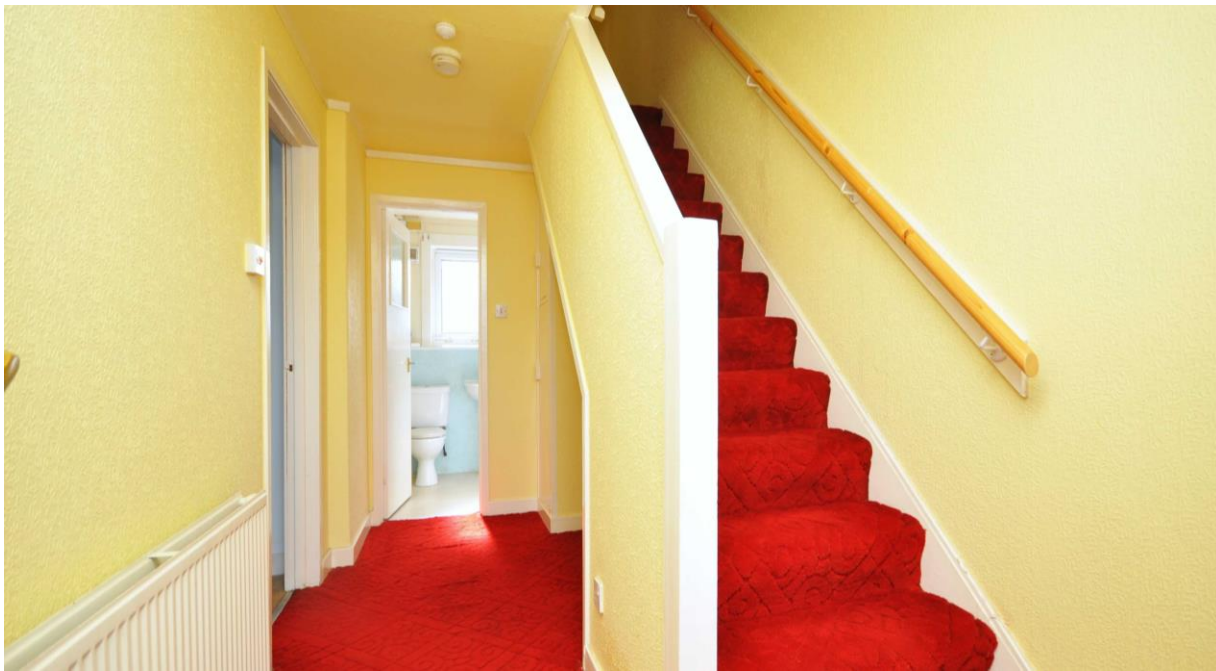
7 Bridge of Aldouran, Leswalt, DG9 0LW



Key Features:

- . Ideal first-time purchase
- . Ground floor shower room
- . Oil fired central heating
- . Modern dining kitchen
- . Enclosed garden to rear
- . Potential buy-to-let investment
- . Convenient location
- . Fully double-glazed
- . Two double bedrooms







## Property description

An opportunity arises to acquire a well-proportioned mid-terraced villa occupying a quiet location in the small village of Leswalt, only a short walking distance from local amenities. In fair condition, the property will require a programme of modernisation. The property currently benefits from a recently installed, modern dining kitchen and ground floor shower room. Oil fired central heating and fully double glazed, this would make an ideal first-time purchase or buy-to-let investment.

This is a well-proportioned mid-terraced property of traditional construction under a tile roof. The property will require a programme of modernisation. It is set within its own area of easily maintained garden ground, with off-road parking to front and generous garden grounds to the rear overlooking the local park & beyond. It is situated adjacent to other residential properties of a similar style and has an outlook over same to the front as well as farmland beyond.

Local amenities include primary schooling and general store. Other amenities within very easy reach include Wig Bay sailing club, 'Creachmor' 18-hole golf course and 'Soleburn' garden centre. All major amenities are to be found in the town of Stranraer some 2½ miles distant including supermarkets, healthcare, indoor leisure pool complex and secondary school. Viewing of this delightful detached home is to be thoroughly recommended.







# Accommodation

## Entrance hall

Front entrance via UPVC storm door providing access to ground level accommodation as well as access to electricity meter. Central heating radiator and built-in storage as well as stairs providing upper-level access. BT phone socket also.

## Lounge

Generous size lounge to front of property with central heating radiator, large double-glazed window providing front outlook, feature tiled fireplace, TV point and BT phone socket as well as access into dining kitchen.

## Dining kitchen

Modern and spacious dining kitchen to rear of property with floor and wall mounted units, large double-glazed window providing rear outlook as well as rear access via UPVC door. Integrated electric oven and ceramic hob with built-in extractor, stainless steel sink with mixer tap, plumbing for washing machine, central heating radiator.

## Shower room

Wet room style shower room with walk in electric shower toilet and wash hand basin, lino flooring with splash panel boarding, double glazed window and central heating radiator.

## Landing

Stairs providing access to upper floor landing giving access to upper floor accommodation with central heating radiator and built-in storage as well as small double-glazed window providing natural light.

## Bedroom 1

Spacious upper floor double bedroom with central heating radiator and double-glazed window providing rear outlook over rear garden and park land beyond .

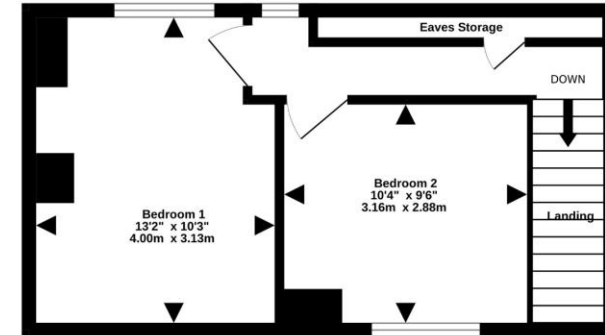
## Bedroom 2

Upper floor double bedroom with central heating radiator, large double-glazed window providing front outlook over neighbouring properties and farmland beyond .

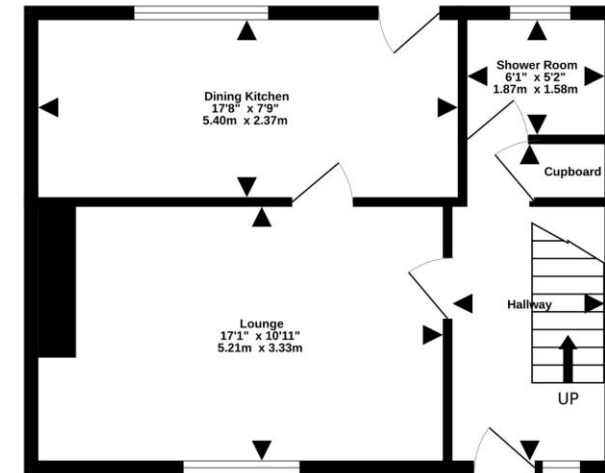
## Garden

Set on a generous plot with garden ground both to front and rear of property. Front garden comprising of gravel area with planted hedging and concrete driveway for off road parking. Rear garden comprising of concrete patio area, maintained lawn area and panel fenced border, garden shed and oil tank as well of right of access for neighbouring property.

1st Floor  
302 sq.ft. (28.1 sq.m.) approx.



Ground Floor  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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(55)

SERVICES

Mains electricity, drainage & water. Oil 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.