



1 Rosewood Glen Road, Leswalt

Stranraer, DG9 0LL

Offers Over **£140,000**

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Leswalt, Stranraer, DG9 0LL

The village provides local amenities including a primary school and general store. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in Stranraer. There is a town centre and secondary school transport service available also. Viewing of this most pleasant property is to be recommended.

Council Tax band: C

Tenure: Freehold

- Located within the popular village of Leswalt
- Extended to provide well-proportioned family accommodation
- Splendid shaker design 'dining' kitchen
- Recently installed shower room
- The addition of a wood-burning stove
- PV solar panels
- Electric heating
- Double glazing
- Easily maintained garden ground
- Off-road parking



Located within the popular village of Leswalt, this spacious 4-bedroom end of terrace house offers flexible use of accommodation over 2 levels.

Extended to provide spacious family living, the property benefits from a splendid shaker design 'dining' kitchen, a recently installed shower room, the addition of a wood-burning stove, uPVC double glazing, electric heating and PV solar panels.

The seamless flow of the interior extends to the easily maintained garden ground, with the added benefit of off-road parking.

Lounge

A main lounge to the front featuring a wood-burning stove with an attractive brick tile surround. The lounge is laid out in an open-plan basis with the 'dining' kitchen. TV point.

'Dining' Kitchen

The kitchen is fitted with a range of shaker design floor and wall-mounted units with butcher block style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Spotlight rails.



Shower Room

The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Attractive wall tiles and heated towel rail.

Bedroom 3

A ground-floor bedroom to the rear with an electric panel heater.

Bedroom 4/Study

A ground-floor bedroom to the front that could also be used as a study, if required.

Bedroom 1

A master bedroom to the front with 2 built-in wardrobes and an electric panel heater.

Bedroom 2

A further first-floor bedroom with a built-in wardrobe and electric panel heater.

Bathroom

A first-floor bathroom fitted with a WHB, WC and bath. Ceramic wall tiling to dado rail height.

Garden

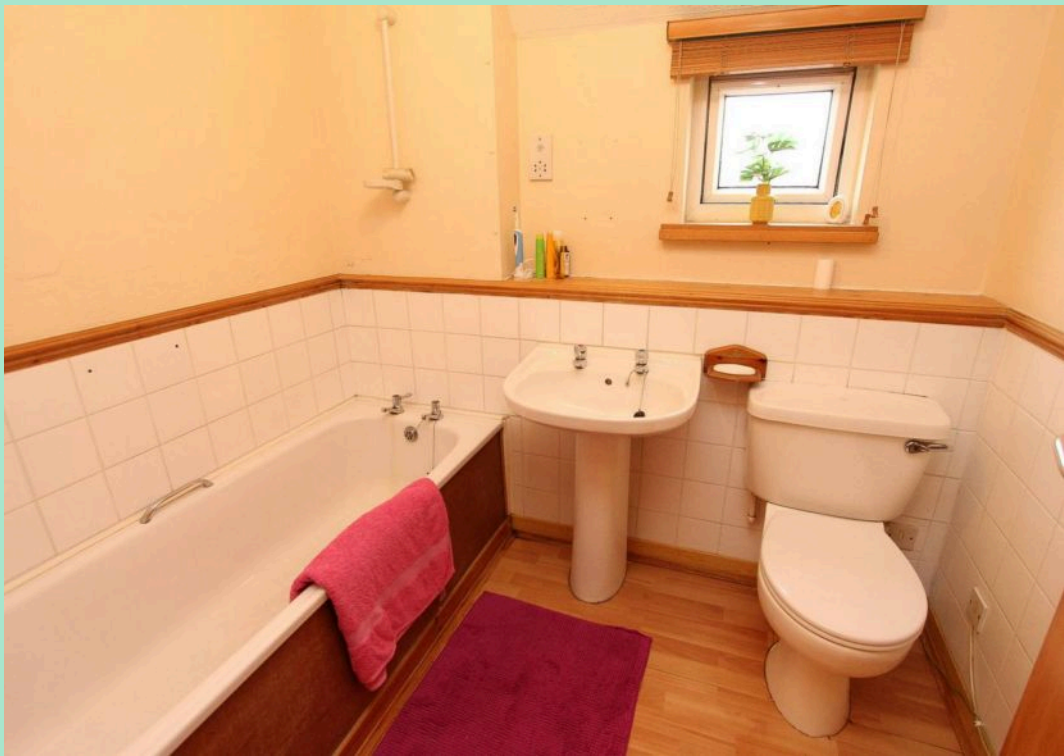
Off street

1 Parking Space

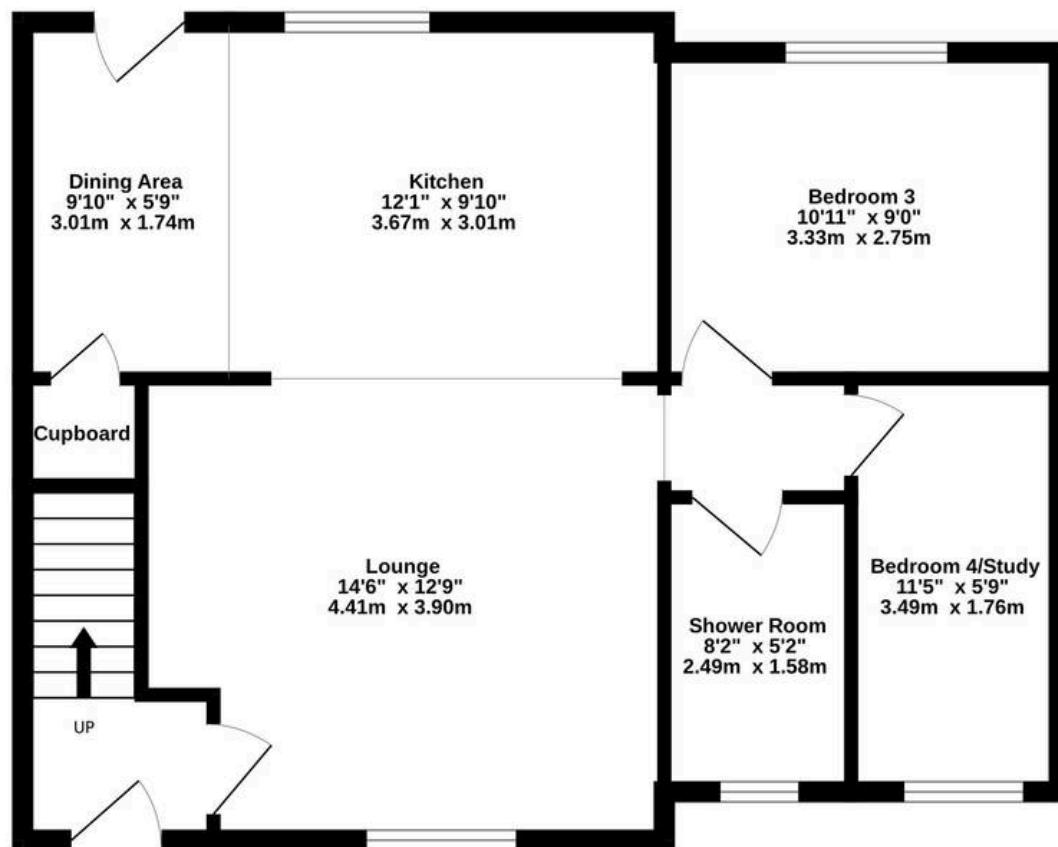
There is a paved driveway to the front of the property.



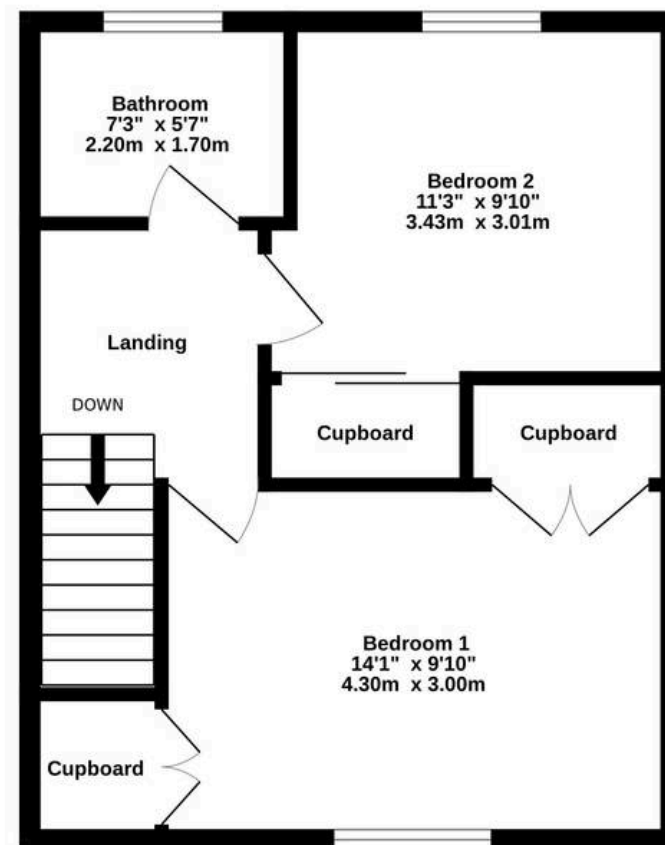




Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



1st Floor
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.