

11 Kerrsland Road, Stranraer  
Stranraer

PRICE: Offers over £95,000 are invited

# 11 Kerrsland Road

Stranraer, Stranraer

Local amenities include a general store, primary school and playpark. 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.

Council Tax band: B

Tenure: Freehold

- Popular residential location
- Belmont Primary School close-by
- Spacious dining kitchen
- Generous bathroom
- Comfortable family accommodation over two floors
- Solid fuel central heating
- Double glazing
- Easily maintained garden ground
- Off - road parking



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Stranraer, Stranraer

Welcome to this charming 3 bedroom property located in a popular residential location. This ideal first-time purchase is situated conveniently close to Belmont Primary School, convenience store and children's playpark.

Spread over two floors, this property benefits from a spacious 'dining' kitchen, generous bathroom, solid fuel central heating and uPVC double glazing.

Outside, there is easily maintained garden grounds with the added benefit of off-road parking.

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### Hallway

The property is accessed by way of a uPVC storm door. Under stairs cupboard and CH radiator.

### Lounge

A main lounge to the front featuring an oak fire surround with tile insert housing an open fire. wooden flooring, TV point and CH radiator.

### Kitchen

The 'dining' kitchen is fitted with a full range of floor and wall mounted units with woodgrain style worktops incorporating a stainless steel sink with swan neck mixer. Electric cooker point and plumbing for an automatic washing machine. CH radiator.

### Landing

The landing provides access to the bedrooms and bathroom. Built-in storage cupboard.

### Bathroom

The tiled bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with an electric shower. CH radiator.

### Bedroom 2

A bedroom to the front with TV point and CH radiator.

### Bedroom 1

A bedroom to the rear with built-in wardrobes, TV point and CH radiator.

### Bedroom 3

A further bedroom to the front with built-in bunk-bed, which can be removed, if required.



## GARDEN

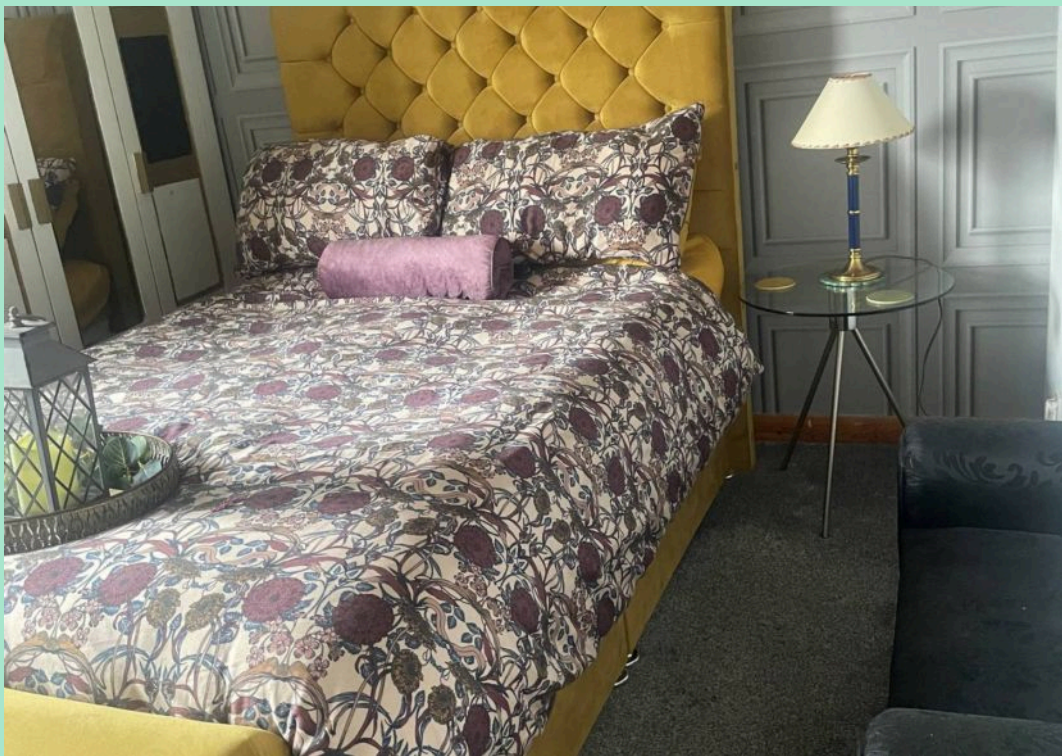
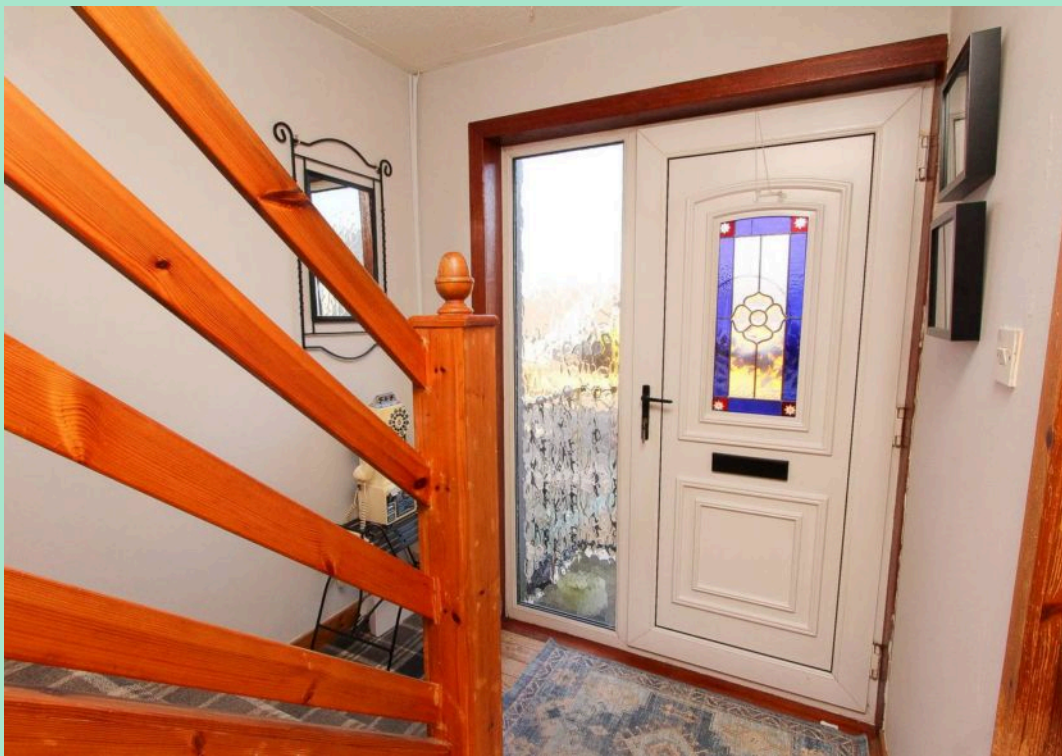
The property is set within its own well-maintained garden ground. The front has been laid out to gravel for ease of maintenance. There is a monoblock driveway for off-road parking. The south facing rear garden is comprised of a paved patio, lawn, shrub and gravel borders.

## GARAGE

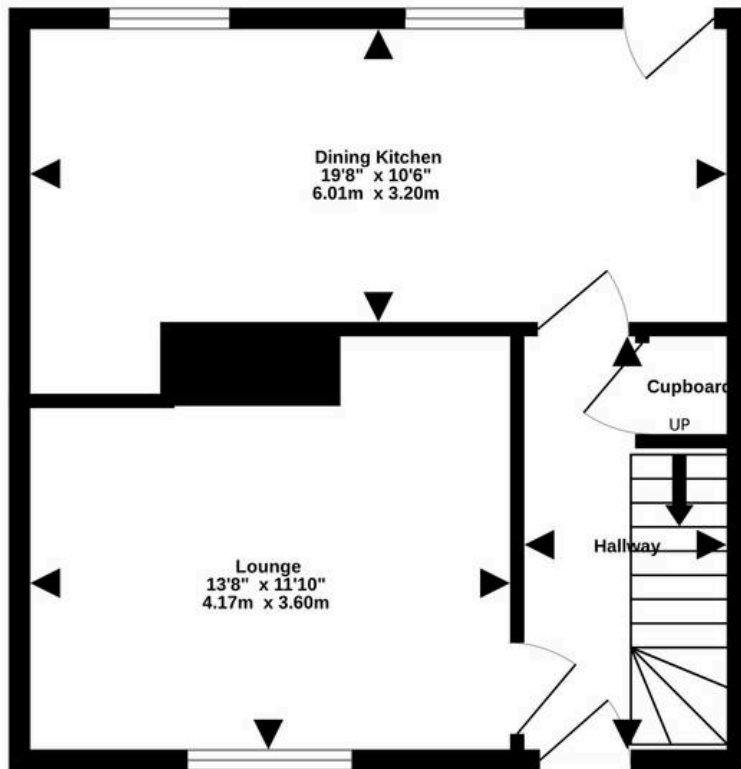
Triple Garage

Monoblock driveway for off-road parking.

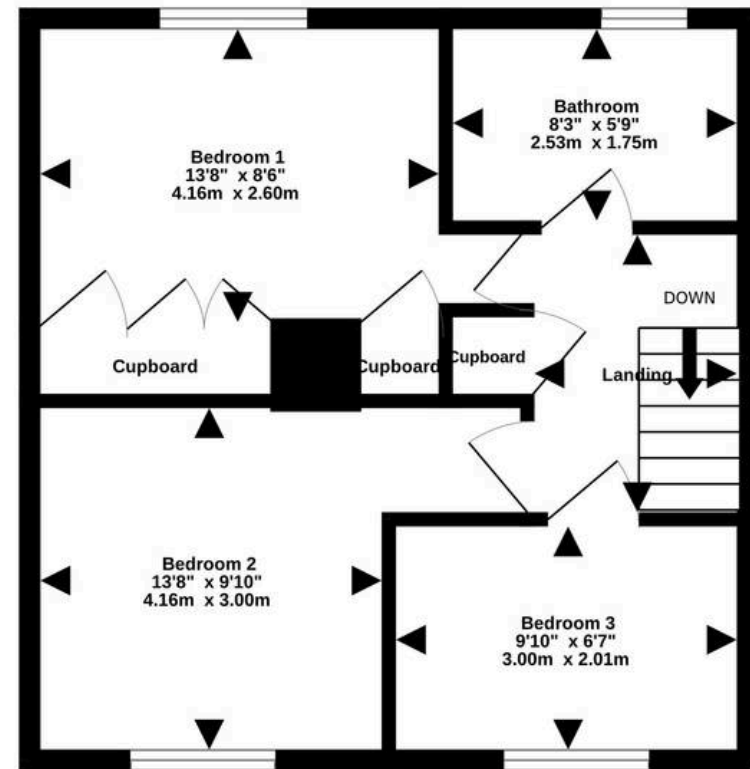




Ground Floor  
392 sq.ft. (36.4 sq.m.) approx.



1st Floor  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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.