



**11 School Road, Stranraer**

Stranraer, DG9 8DE

**PRICE: Offers Over £130,000 are invited**



# 11 School Road

Stranraer, Stranraer

Local amenities that are readily accessible include a general store, Stranraer Football Ground, Wigtowshire Rugby Club, a Primary School, the Secondary School and an excellent restaurant. All major amenities such as supermarkets, healthcare, Stair Park, Loch Ryan shore and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: B

EPC Energy Efficiency Rating: D

- Popular residential area
- Close proximity to both Primary and Secondary schools
- Excellent condition throughout
- Well-fitted kitchen
- Spacious family bathroom
- Attractive internal woodwork
- Hardwood interior doors
- Double glazing
- Oil central heating
- Easily maintained, fully landscaped garden ground





# 11 School Road

Stranraer, Stranraer

Situated within a popular residential area renowned for its community spirit and family-friendly atmosphere, this charming 2-bedroom semi-detached house embodies the epitome of comfortable and modern living. Occupying a prime location in close proximity to both Primary and Secondary schools - a convenience appreciated by families with school-going children.

The interior of the property boasts a well-fitted kitchen, spacious bathroom, attractive internal woodwork and hardwood interior doors. The property also benefits from double glazing and an oil central heating system.

Meticulously maintained, the fully landscaped garden ground offers a serene retreat for outdoor leisure, without the hassle of extensive upkeep. Ideal for those with busy lifestyles seeking a low-maintenance outdoor space to enjoy.





### Hallway

The property is accessed by way of a uPVC storm door.

### Lounge/Diner

A main lounge to the front with a dining area to the rear. Laminate flooring, display recess, TV point and CH radiators. There is a patio door leading to the rear garden.

### Kitchen

The kitchen is fitted with a full range of beech design floor and wall-mounted units with granite-style worktops incorporating a circular sink with matching drainer. There is a ceramic hob, extractor hood, built-in double oven, integrated dishwasher and integrated fridge/freezer. CH radiator.

### Bathroom

The spacious bathroom is fitted with a coloured suite comprised of a WHB, WC and corner bath. There is a corner shower cubicle with an electric shower. Ceramic wall tiles, tiled flooring, pine ceiling and recessed lighting. CH radiator.

### Landing

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

### Bedroom 1

A bedroom to the front with a built-in wardrobe and CH radiator.

### Bedroom 2

A bedroom to the rear with built-in wardrobe and CH radiator.



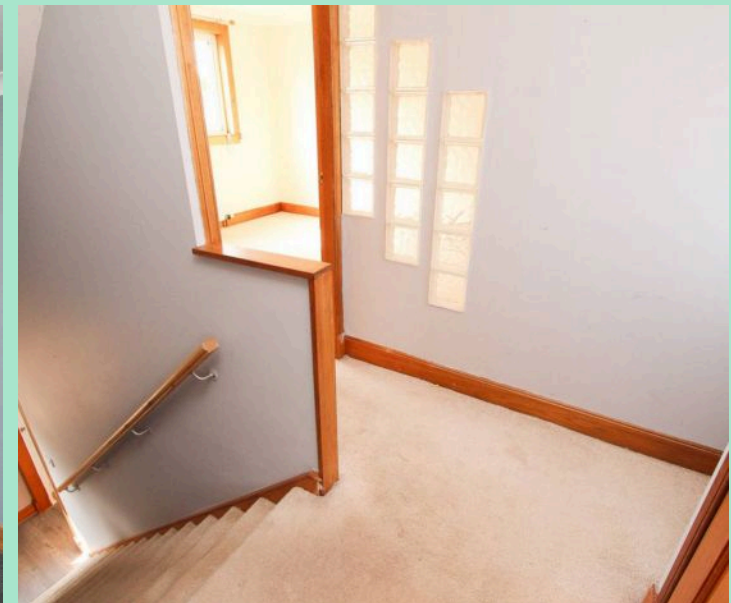
## GARDEN

The property is set amidst its own fully landscaped and easily maintained garden ground. The front has been laid out with quartz gravel and is set within a low-level wall with wrought iron entrance gates. The enclosed rear garden is comprised of a large paved patio and an area of lawn.

## OFF STREET

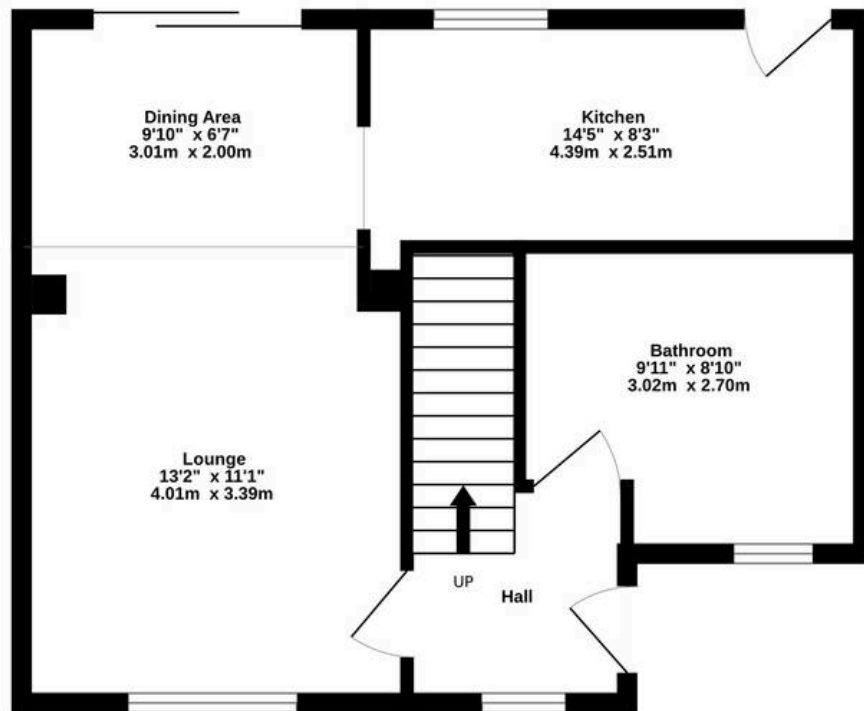
2 Parking Spaces

There is a quartz gravel driveway to the side, accessed by wrought iron gates and providing off-road parking.

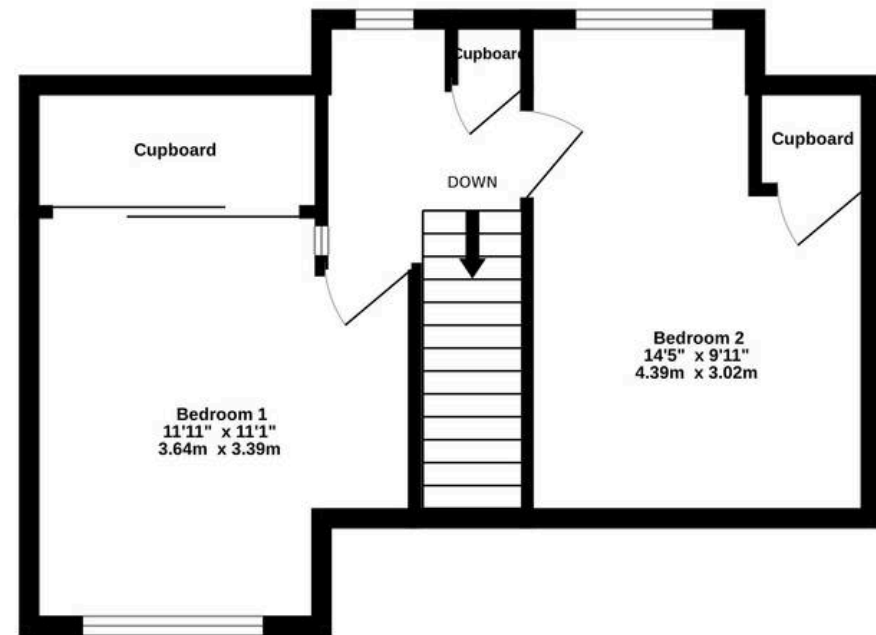




Ground Floor  
448 sq.ft. (41.6 sq.m.) approx.



1st Floor  
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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.







## South West Property Centre Ltd

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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.