



15 Gallowhill Rise

Stranraer, DG9 7SR

PRICE: Offers Over £115,000 are invited

15 Gallowhill Rise

Stranraer

Local amenities include a general store and Belmont Primary School while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from nearby.

Council Tax band: B

EPC Energy Efficiency Rating: C

- A semi-detached villa
- Excellent condition throughout
- Family accommodation over two levels
- Splendid contemporary kitchen
- Well-appointed shower room
- Neutral decor throughout
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Ample off-road parking



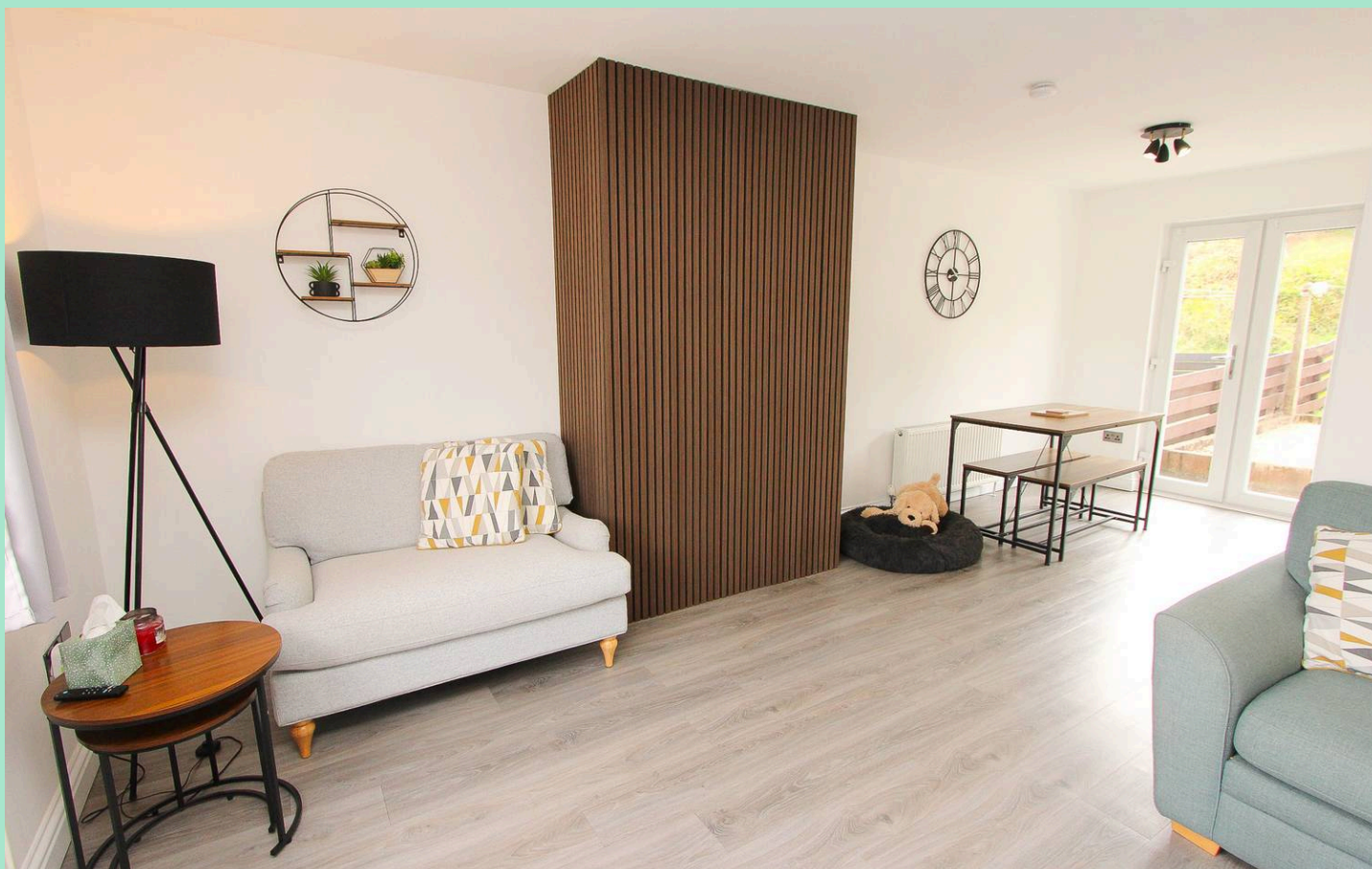
15 Gallowhill Rise

Stranraer, Stranraer

Located within a popular residential area, this splendid three-bedroom semi-detached villa offers a rare blend of contemporary style and practical family living. Presented in excellent condition throughout, the home boasts a welcoming entrance hall leading to generously proportioned accommodation arranged over two levels.

The spacious lounge is bathed in natural light and finished in a tasteful neutral palette, creating an inviting ambience for both relaxation and entertaining. The heart of the home is a superb contemporary kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, and ample workspace for culinary pursuits. Upstairs, two well-sized double bedrooms and a single bedroom/study provide comfortable retreats, each finished to a high standard.

The well-appointed shower room features modern fittings ensuring a touch of luxury in every-day routines. Further benefits include gas central heating, uPVC double glazing, and immaculate décor throughout, making this a truly move-in ready opportunity.



Outside, the property is set amidst its own meticulously maintained garden grounds. To the front, gravel and paved driveways provide ample off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. The enclosed rear garden is thoughtfully landscaped, comprising a lawn ideal for children's play, a concrete patio perfect for alfresco dining, and a gravel drying area for every-day practicality.

Hallway

The property is accessed by way of a uPVC storm door with a double glazed side panel. Large storage cupboard and a CH radiator.

Lounge/Dining Room

The lounge to the front has vinyl flooring, a CH radiator and a TV point. The dining area is to the rear of the lounge and has French doors leading to the garden and a further CH radiator.

Kitchen

A spacious kitchen fitted with a full range of contemporary floor and wall-mounted units with butcher block style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, an extractor hood, a built-in oven, an integrated dishwasher, and plumbing for an automatic washing machine. Breakfast bar and a heated towel rail.

Landing

The landing provides access to the first floor accommodation. Built-in storage cupboard.

Shower Room

The shower room is fitted with a WHB, WC and a large vinyl panelled shower cubicle with a mains shower. Vinyl ceiling with recessed lighting and a heated towel rail.



Bedroom 1

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

Bedroom 2

A double bedroom to the front with a CH radiator.

Bedroom 3/Study

A single bedroom to the front, currently used as a home office. CH radiator.

Garden

The property is set amidst its own area of very well-maintained garden ground. The front has been laid out with gravel and paved driveways for off-road parking. The enclosed rear garden is comprised of a lawn, concrete patio and a gravel drying area.

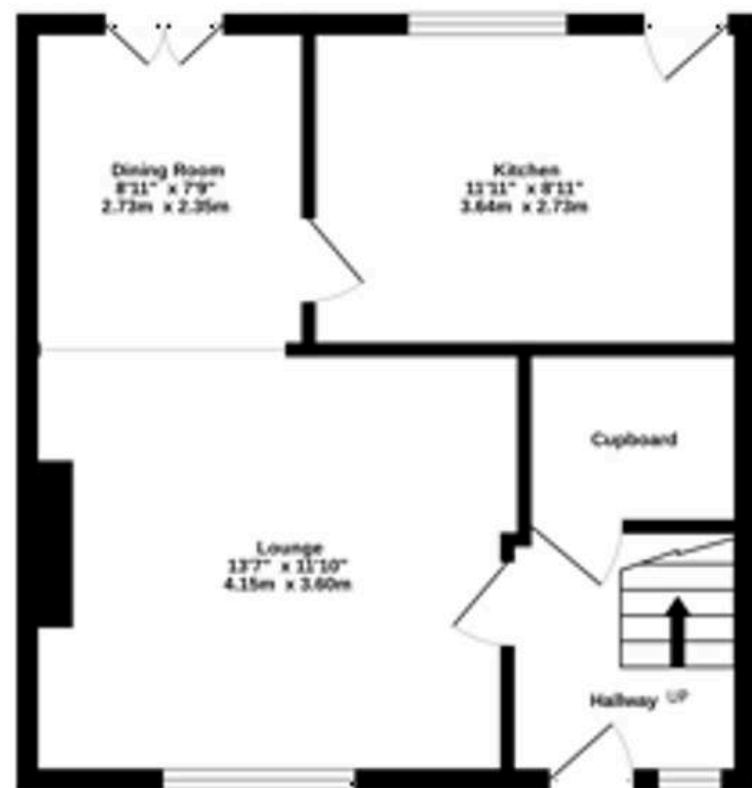
DRIVEWAY

3 Parking Spaces

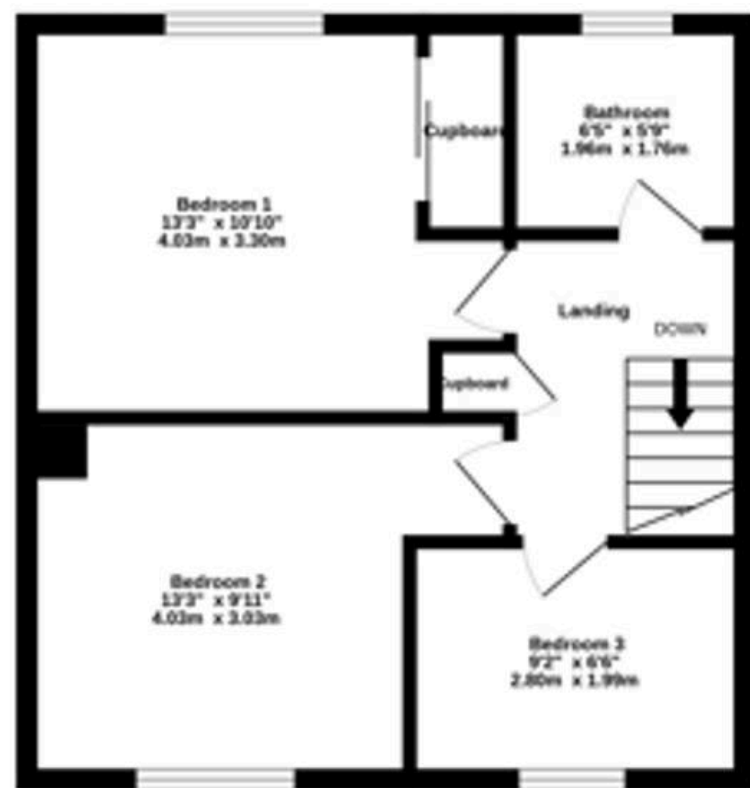
Paved driveways to the front, providing off-road parking for a number of vehicles.



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Stages 1222

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.