

15 Laburnum Grove, Stranraer

Stranraer, DG9 0BU

PRICE: Offers Over £95,000 are invited

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Stranraer, Stranraer

Local amenities within easy reach include general store and primary school while all major amenities are to be found in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: B

EPC Energy Efficiency Rating: C

- An extended, well-presented family home
- An ideal first time purchase
- Popular residential area
- Splendid beech design kitchen
- Delightful bathroom
- Gas central heating
- Wood-burning stove
- Double glazing
- Easily maintained garden ground



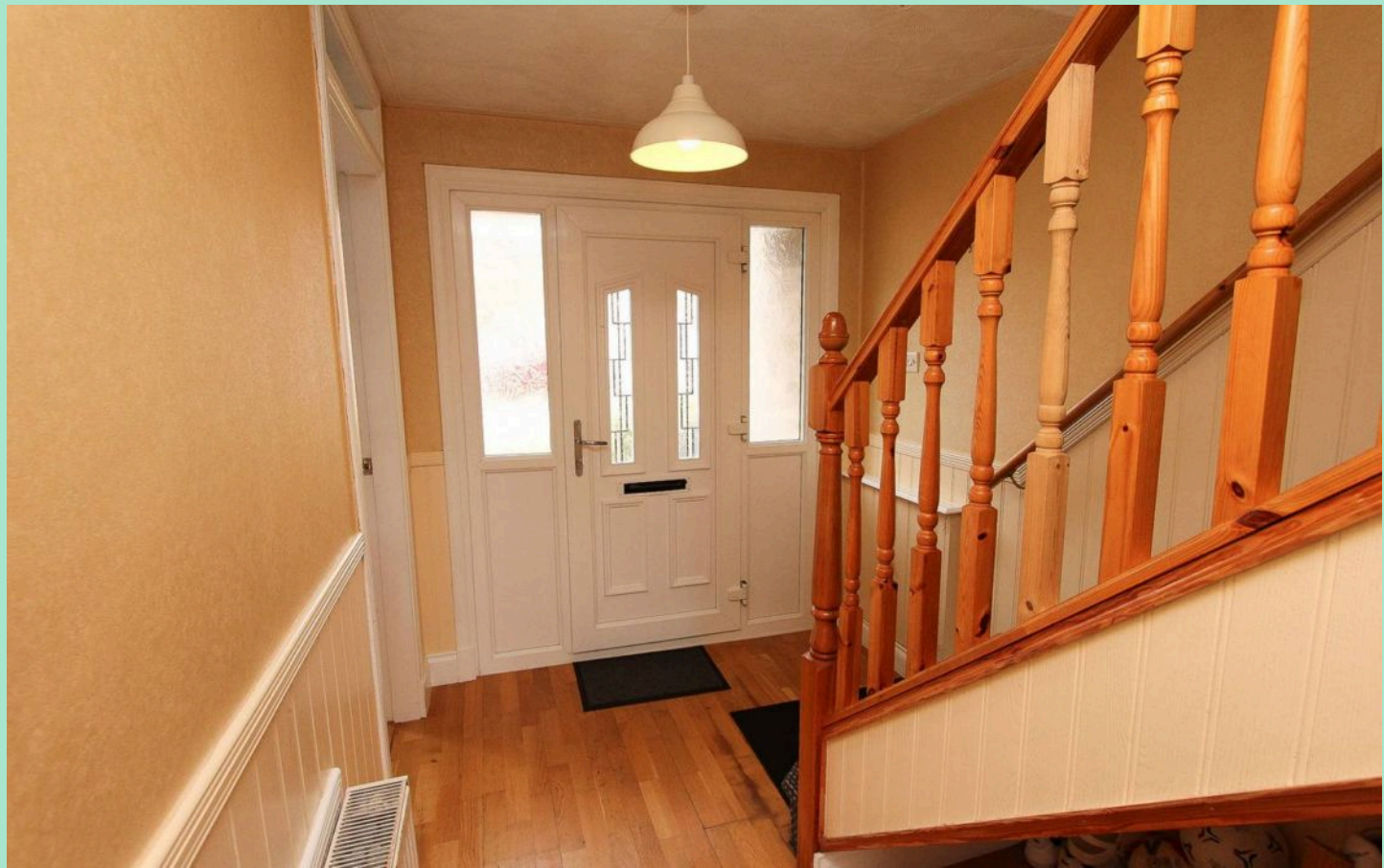
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Stranraer, Stranraer

Situated in a popular residential area, this 3 bedroom mid-terraced house is the perfect family retreat. Boasting an extended layout, this well-presented home is an ideal first purchase.

Of traditional construction under a tile roof the property benefits from a splendid beech design kitchen, extended dining room, delightful bathroom, attractive spindle and rail staircase, the use of oak flooring, gas central heating and uPVC double glazing.

Outside, the property is set within its own area of easily maintained garden ground.



Hallway

The property is accessed by way of a uPVC storm door with double glazed side panels. Spindle & rail staircase to the first floor, oak flooring and CH radiator.

Lounge

A spacious lounge with sliding patio doors leading to the front garden and French doors leading to the dining room. The lounge features a wood-burning stove, oak flooring, CH radiator and TV point.

Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units with granite style worktops incorporating a stainless steel sink with a swan neck mixer. There is a gas hob, extractor hood, built-in oven, plumbing for an automatic washing machine and plumbing for a dishwasher. Oak flooring and vinyl paneled ceiling.

Dining Room

A further reception room to the rear with an outlook over the rear garden. Oak flooring and CH radiator.

Landing

The landing provides access to the bathroom and bedrooms. Access hatch to the loft.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with shower over. CH radiator.



Bedroom 1

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

Bedroom 2

A bedroom to the front with a shelved recess and CH radiator.

Bedroom 3

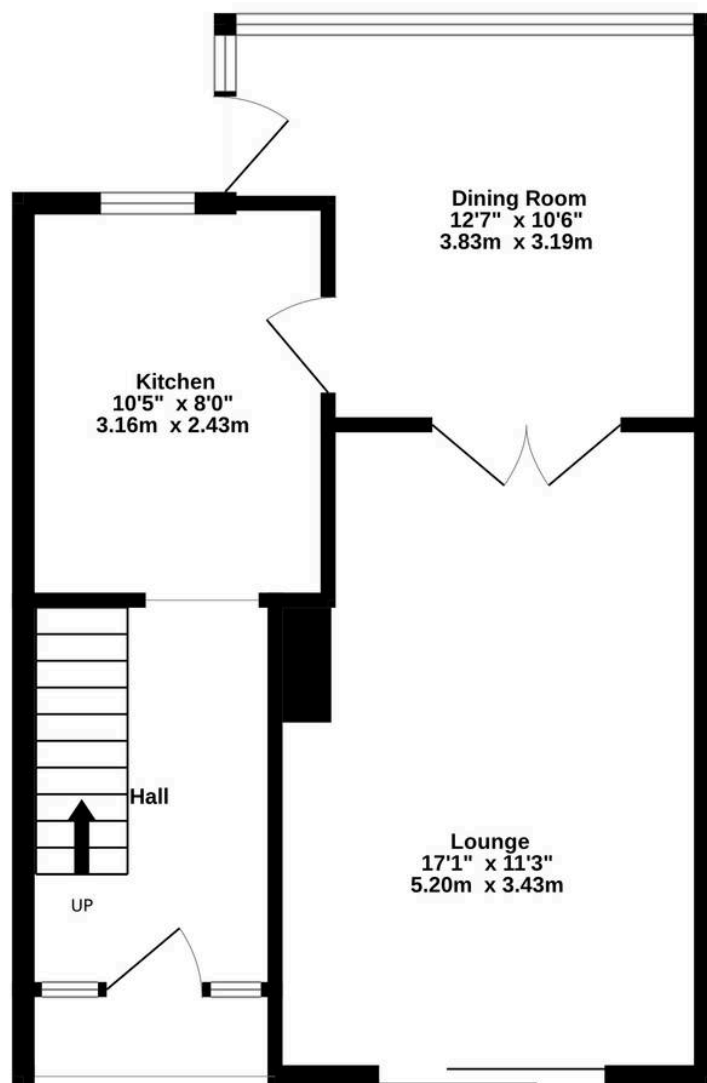
A further bedroom to the front.

Garden

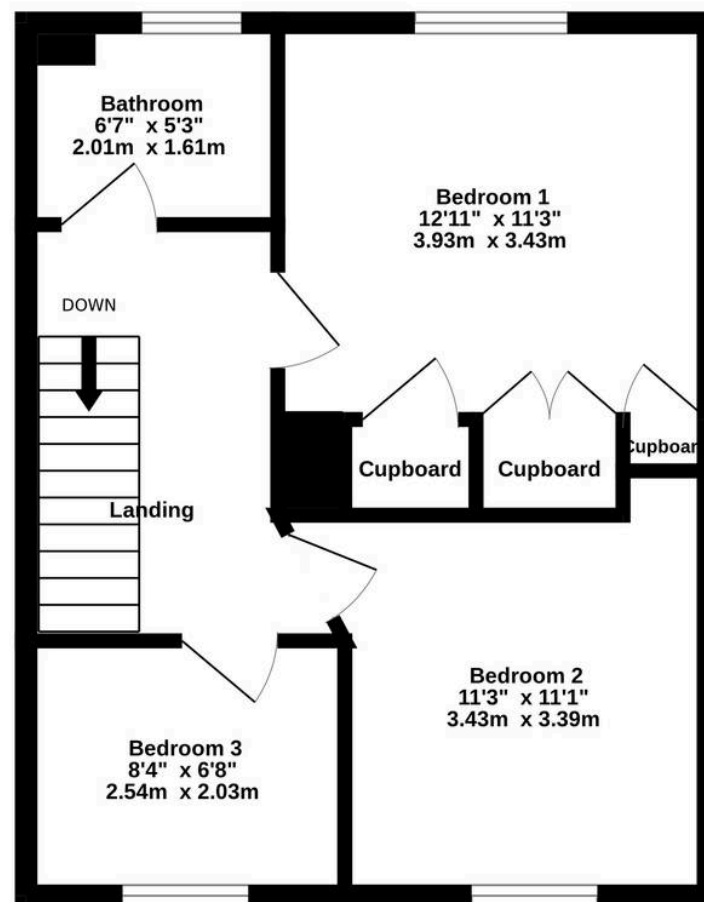
The property is set within its own area of easily maintained garden ground. The has been fully paved for ease of maintenance. The enclosed rear garden is comprised of artificial lawn, timber deck, and a gravel border.



Ground Floor
462 sq.ft. (42.9 sq.m.) approx.



1st Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.