



2 Burnbrae, Stranraer

DG9 7SY

PRICE: Offers Over £90,000 are invited

2 Burnbrae

Stranraer

Local amenities include a general store, Belmont Primary School and a supermarket, while all major amenities including further supermarkets, healthcare, indoor leisure pool complex and 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 close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A well-maintained, semi-detached villa
- Comfortable family accommodation over two levels
- Located towards the southern outskirts of the town
- Spacious 'dining' kitchen
- Modern, well-appointed shower room
- Gas central heating & uPVC double glazing
- Easily maintained garden ground
- Detached garage
- Ample off-road parking



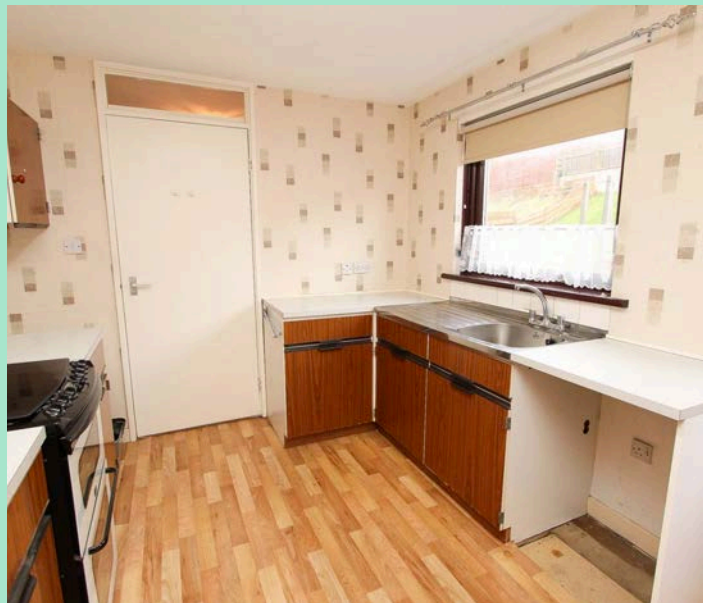
2 Burnbrae

Stranraer, Stranraer

Located towards the southern outskirts of town, this well-maintained two-bedroom semi-detached villa presents an opportunity for those seeking comfortable family accommodation across two levels.

Of timber frame construction under a tiled roof, the property benefits from a spacious dining kitchen, well-appointed shower room, gas central heating and uPVC double glazing.

The property is set amidst its own area of easily maintained garden ground and is further enhanced by the inclusion of a detached garage, offering secure storage or workshop potential, alongside ample off-road parking for multiple vehicles, ensuring convenience for both residents and visitors.



Hallway

The property is accessed by way of a uPVC storm door. Under-stairs cupboard housing the central heating boiler. CH radiator.

Lounge/Dining Room

A double aspect lounge/diner featuring a wooden fire surround with a marble insert and hearth housing a living flame gas fire. CH radiators and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range of woodgrain design floor and wall-mounted units with ample work surfaces incorporating a stainless steel sink with a mixer tap. There is a gas cooker and plumbing for an automatic washing machine. CH radiator.

Landing

The landing provides access to the bedrooms and the shower room. There is a boxroom and a built-in cupboard.

Shower Room

The modern, vinyl-panelled shower room is fitted with a WHB, WC and wet-room shower with a waist height shower screen. CH radiator.

Bedroom 1

A bedroom to the rear with a CH radiator.

Bedroom 2

A bedroom to the front with a CH radiator.

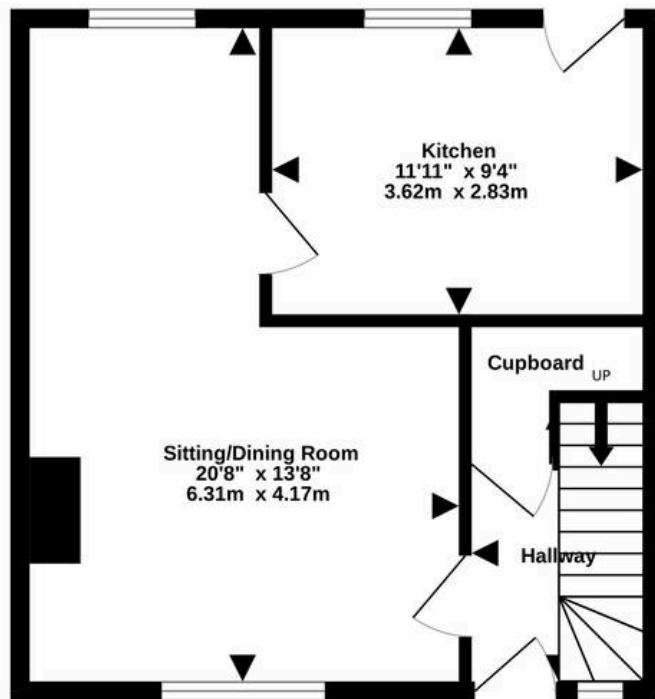
Garden

The property is set amidst its own area of easily maintained garden ground. The front is laid out to lawn with shrub borders set within a screen hedge. There is a driveway to the side leading to the garage. The terraced rear garden is laid out in a combination of a paved patio and granite chippings.

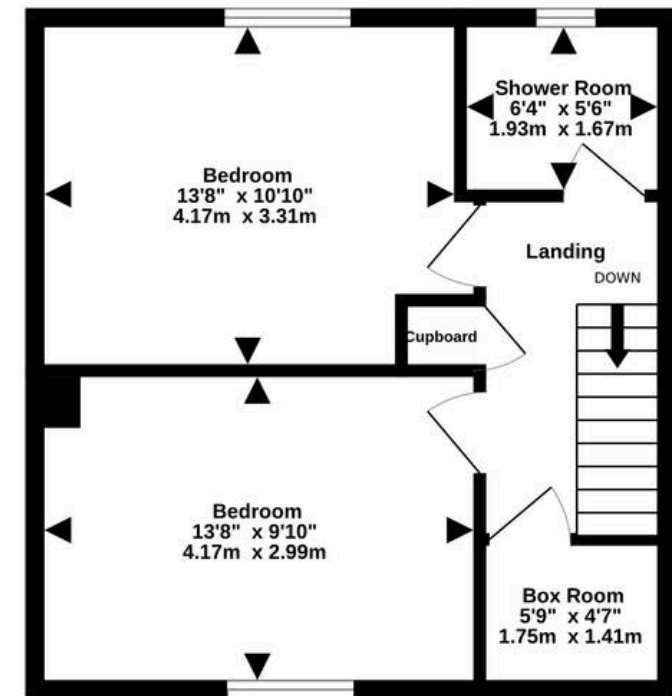
Garage & off street parking



Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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.





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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.