



23 Galloway Avenue, Stranraer

Stranraer

PRICE: Offers Over £50,000 are invited

23 Galloway Avenue

Stranraer, Stranraer

Local amenities include a Belmont Primary School, supermarket, leisure centre complex, convenience store and play park. While all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious first floor flat
- Ideal first-time purchase
- Open views over parkland
- Double glazing
- Electric heating



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Stranraer, Stranraer

Welcome to this charming 2-bedroom flat, located on the first floor of the building, offering a spacious and welcoming living space that would make an ideal first-time purchase for those looking to step onto the property ladder in style.

One of the standout features of this flat is the open views it offers over parkland.

The flat is equipped with electric heating and full double glazing.

Situated in a convenient location, this property offers easy access to a variety of local amenities, including Belmont Primary School, play park, supermarket, leisure complex and public transportation links.

Whether you're a first-time buyer looking for a comfortable and affordable home, or looking for an investment opportunity this 2-bedroom flat has something to offer everyone.

- Spacious first floor flat
- Ideal first-time purchase
- Open views over parkland
- Double glazing
- Electric heating



Hallway

The property is accessed by way of a new composite storm door. Electric storage heater.

Lounge

A double aspect lounge with sliding patio door leading to a balcony from which there are open views over parkland. Electric storage heater and TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with slate-style worktops incorporating a stainless steel sink with mixer. Electric cooker and plumbing for an automatic washing machine.

Bathroom

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

Bedroom 1

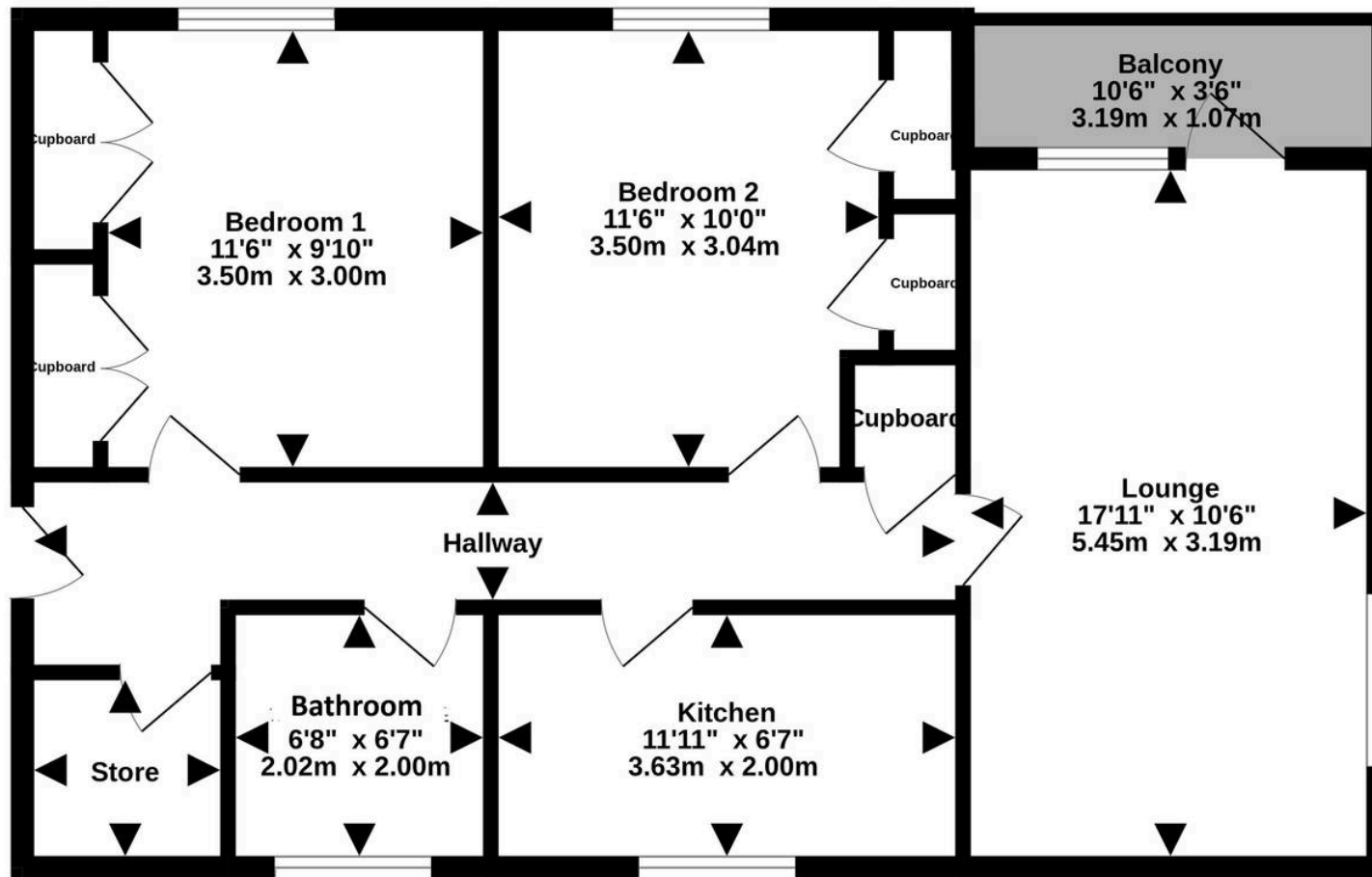
A bedroom with fitted wardrobes.

Bedroom 2

A further bedroom with fitted wardrobes.

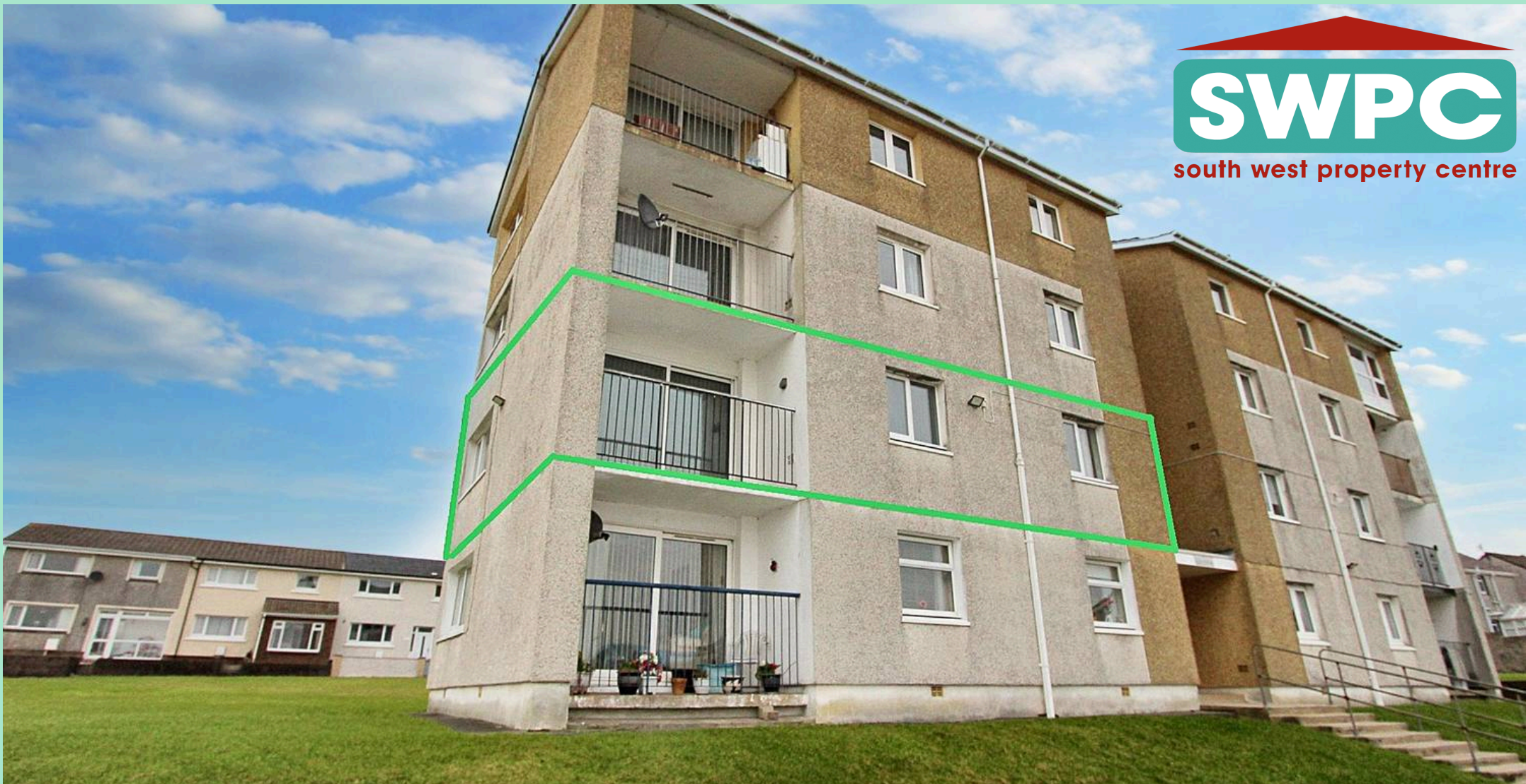


Ground Floor



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.