



**25 John Simpson Drive, Stranraer**

Stranraer, DG9 7PH

**PRICE: Offers Over £65,000 are invited**



## 25 John Simpson Drive

Stranraer, Stranraer

Local amenities include general store, primary school and indoor leisure pool complex with all major amenities being located in and around the town centre approximately a 1/2 mile distant including supermarkets, healthcare and secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-detached house
- New decor throughout
- Spacious dining kitchen
- Gas central heating
- Easily maintained garden





## 25 John Simpson Drive

Stranraer, Stranraer

Occupying a position within a 'right to buy' residential development and within easy reach of the town centre, this is a well-proportioned semi-detached villa which provides family accommodation over two floors. The property benefits from a spacious 'dining kitchen, new decor throughout uPVC double glazing and gas central heating.

Of traditional construction under a tiled roof, the property is in good condition throughout and would be ideally suited to the first-time purchaser or as a 'buy to let' unit. It is situated adjacent to other properties of similar style and has an outlook from its slightly elevated position over the town. The property is set amidst its own area of easily maintained garden ground.

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**Hallway**

The property is accessed by way of uPVC storm door.

**Lounge**

A lounge to the front with CH radiator.

**Kitchen**

A spacious 'dining' kitchen fitted with a range of cream units with woodgrain style worktops incorporating a stainless steel sink. Electric cooker point and plumbing for an automatic washing machine. CH radiator.

**Landing**

Access to the bathroom and bedrooms. Built-in storage cupboard and CH radiator.

**Bathroom**

Fitted with a 3-piece suite in white comprising a WHB, WC and bath. Ceramic wall tiles and CH radiator.

**Bedroom 1**

A bedroom to the front with CH radiator.

**Bedroom 2**

A bedroom to the rear with CH radiator.

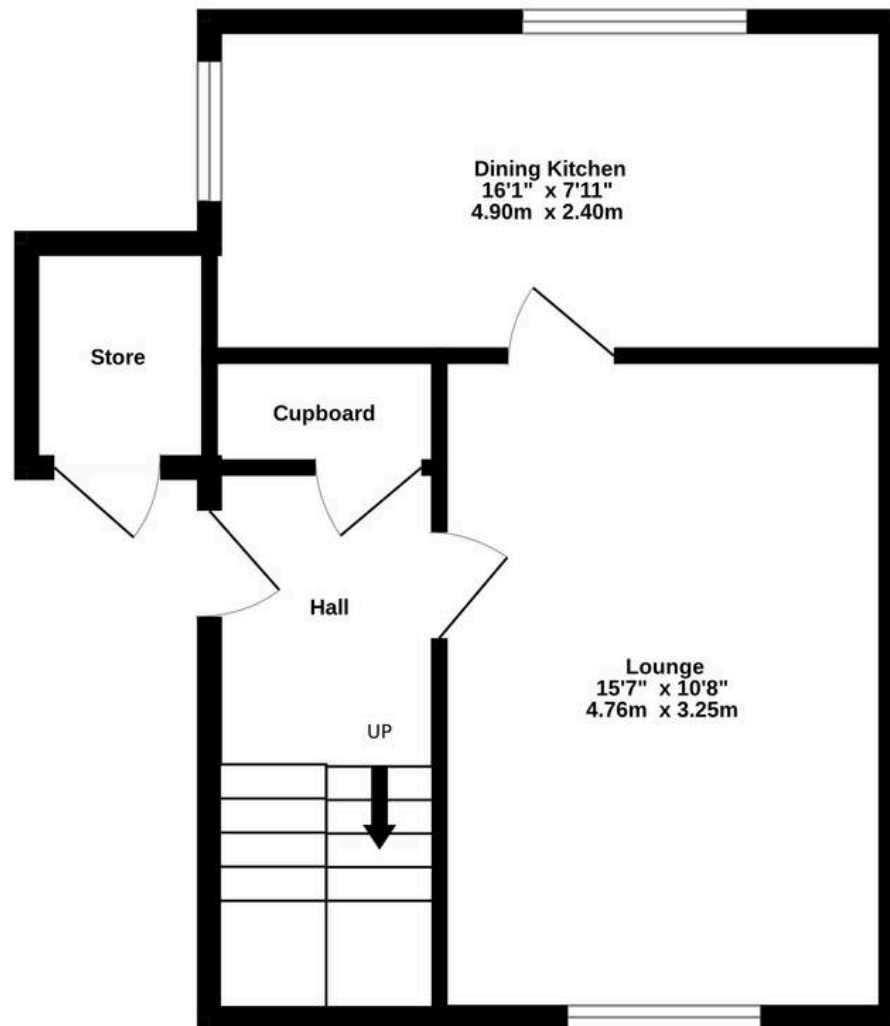
**Garden**

The property is set within its own easily maintained garden ground which has mainly been laid out to lawn.

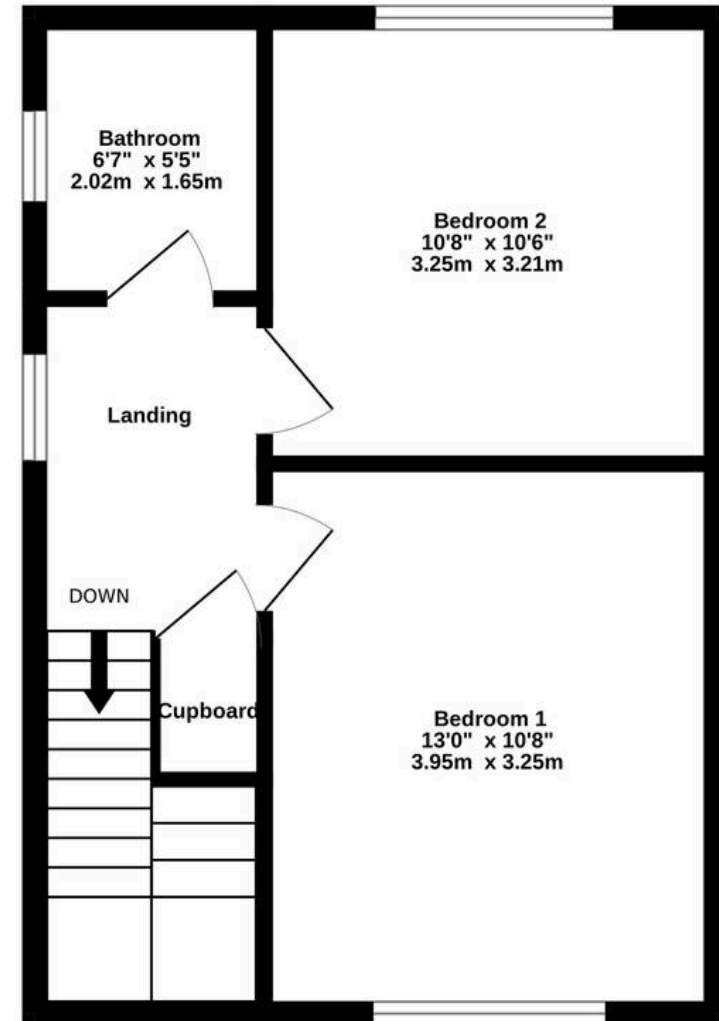




Ground Floor  
400 sq.ft. (37.2 sq.m.) approx.



1st Floor  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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.