

**37 Leafield, Stranraer**

Stranraer, DG9 0BG

**PRICE: Offers Over £130,000 are invited**



## 37 Leafield

Stranraer, Stranraer

Local amenities include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant. Viewing of this walk into home is to be thoroughly recommended.

Council Tax band: C

EPC Energy Efficiency Rating: C

- Modern semi-detached villa
- In excellent condition throughout
- Maple design 'dining' kitchen
- Delightful bathroom
- New internal doors
- Some new internal woodwork
- Gas central heating
- Double glazing
- Easily maintained garden ground
- Off-road parking





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Stranraer, Stranraer

An opportunity has arisen to acquire a modern 2-bedroom semi-detached house, located in a popular residential area.

Of timber frame construction under a tile roof the property benefits from a maple design 'dining' kitchen, delightful bathroom, new internal doors, some new internal woodwork, tasteful decor, gas fired central heating and uPVC double glazing.

Outside, the easily maintained garden ground provides a peaceful retreat where you can enjoy the outdoors without the hassle of extensive upkeep. The property also offers off-road parking, providing convenience and peace of mind for residents.

Situated in a desirable location, this semi-detached house is in excellent condition throughout, ready for you to move in and make it your own. With its convenient amenities and modern comforts, this property is ideal for first-time buyers.



### Hallway

The property is accessed by way of a uPVC storm door. CH radiator.

### Lounge

A lounge to the front featuring a wall-mounted electric fire. Wall-mounted TV and CH radiator.

### 'Dining' Kitchen

The kitchen is fitted with a range of maple-designed floor and wall-mounted units, granite-style worktops, and a stainless steel sink with a swan-neck mixer. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine. Recessed spotlights and a CH radiator.

### Landing

The landing provides access to the bathroom and the bedrooms.

### Bathroom

The bathroom is fitted with a white 3-piece suite comprising a WHB, WC and bath with an electric shower over. Ceramic wall tiles and a heated towel rail.

### Bedroom 1

A bedroom to the front with a built-in wardrobe, wall-mounted TV and a CH radiator.

### Bedroom 2

A bedroom to the rear with a CH radiator.





## GARDEN

The property is set within its own area of easily maintained garden ground. The front has been laid out to lawn and has a paved driveway to the side. The enclosed, terraced rear garden is comprised of timber decking and a small lawn. There is a wooden garden shed.

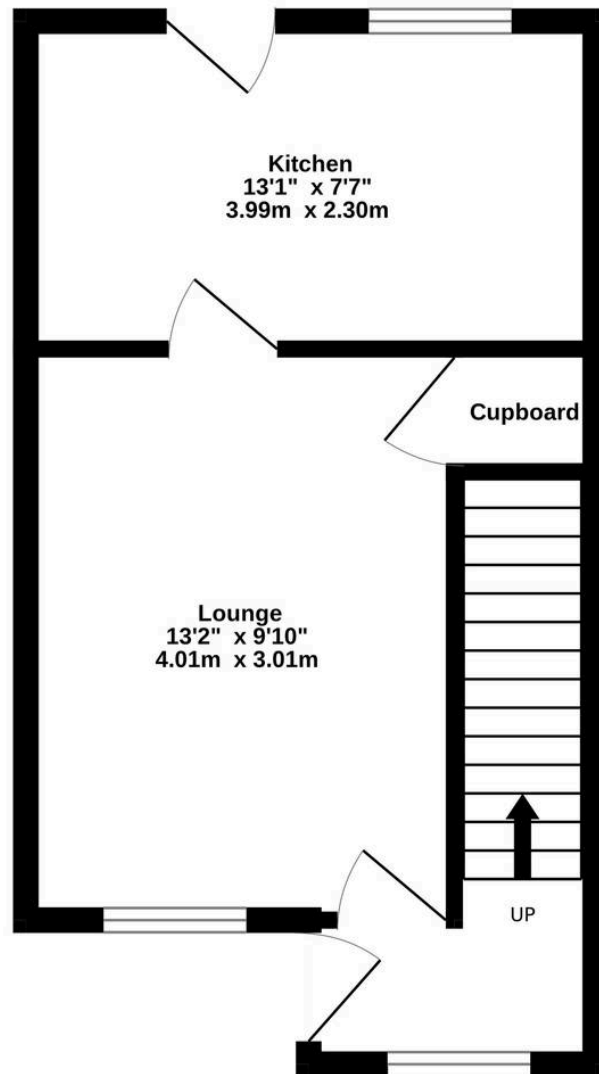
## OFF STREET

2 Parking Spaces

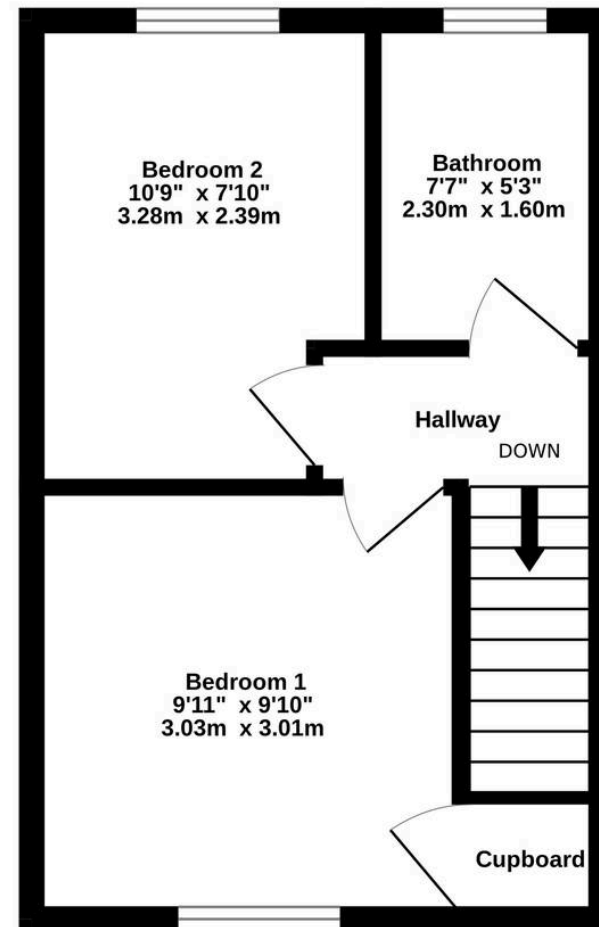
There is a paved driveway that provides ample space for off-road parking.



Ground Floor  
293 sq.ft. (27.2 sq.m.) approx.



1st Floor  
271 sq.ft. (25.2 sq.m.) approx.

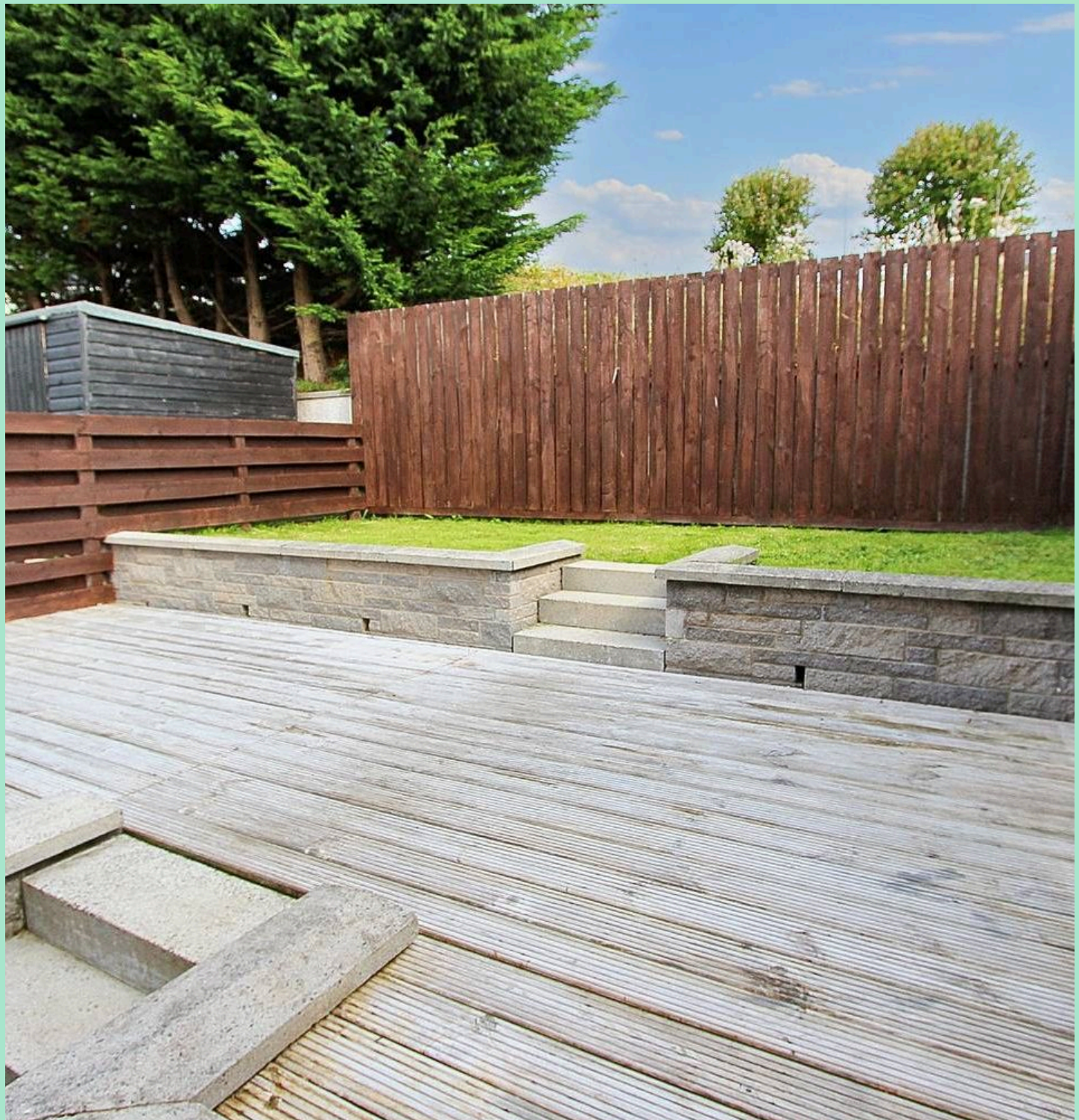


TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about 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.