



4 Hilltop Close, Stranraer

DG9 7NY

PRICE: Offers over £145,000 are invited

4 Hilltop Close

Stranraer

It is situated adjacent to other properties of similar style. Local amenities within easy reach include a general store and primary school. All other major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A modern semi-detached family villa
- Excellent condition throughout
- Splendid 'dining' kitchen
- Delightful bathroom
- Ground floor WC
- Gas central heating & uPVC double glazing
- Easily maintained garden ground
- Off-road parking



4 Hilltop Close

Stranraer

Presented to the market in excellent condition throughout, this modern three bedroom semi-detached family villa offers spacious and stylish accommodation, perfectly suited to contemporary living.

Of timber frame construction under a tile roof, the property benefits from a splendid 'dining' kitchen, delightful bathroom, tasteful decor, some oak internal doors, a ground floor WC, gas fired central heating and uPVC double glazing.

The property is set amidst its own easily maintained garden ground with the added benefit of off-road parking.



Hallway

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

Lounge

A spacious main lounge to the front with a CH radiator and a TV point. There is an under-stairs storage cupboard.

'Dining' Kitchen

The kitchen is fitted with a full range of shaker design floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink with a mixer tap. There is a Neff gas hob, Siemens extractor hood, built-in Neff oven and plumbing for an automatic washing machine. French doors leading to the rear garden, breakfast bar, wall-mounted TV point and a CH radiator.

WC

Comprising a WHB and WC in white. CH radiator.

Landing

The landing provides access to the bedrooms and the bathroom. There is a built-in cupboard and a CH radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with a shower over. Attractive ceramic tiling, tiled flooring and a CH radiator.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

A further bedroom to the rear with a CH radiator.



GARDEN

The property is set amidst its own easily maintained garden ground. The front has been laid out with quartz gravel for ease of maintenance. There is a driveway to the side for off-road parking. The rear garden is comprised of a small area of lawn, timber deck, and shrub borders. There is a large wooden garden shed.

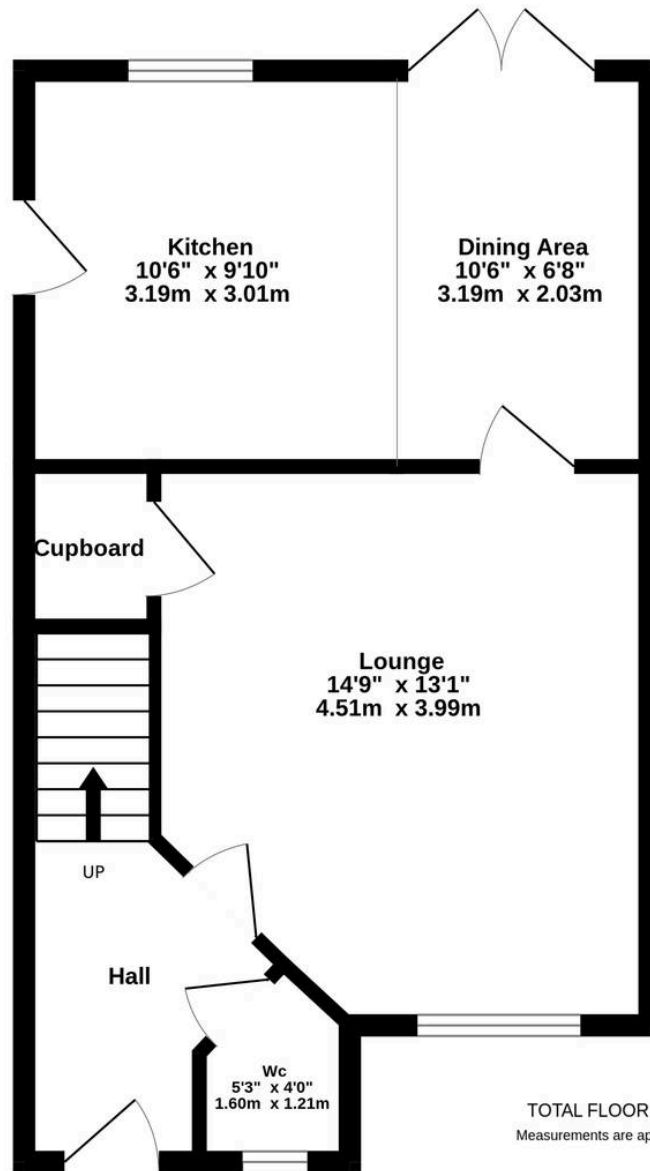
OFF STREET

2 Parking Spaces

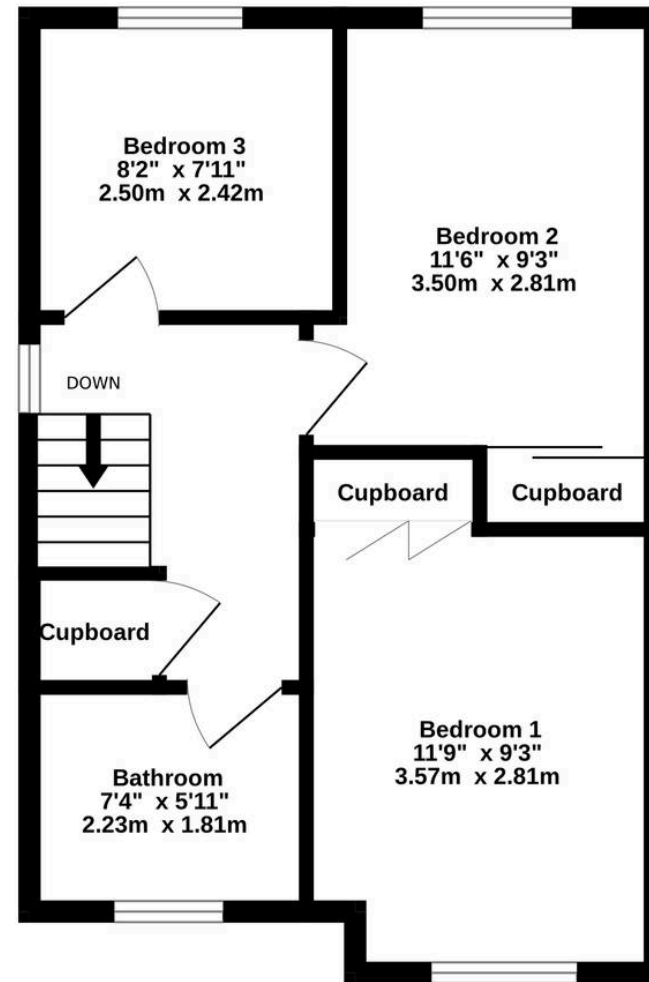
A paved driveway to the side provides off-road parking.



Ground Floor
449 sq.ft. (41.7 sq.m.) approx.



1st Floor
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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.