

**4 Whitson Avenue, Stranraer**

DG9 7AW

PRICE: Offers Over £80,000 are invited



## 4 Whitson Avenue

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 1/4 mile distant including supermarkets, healthcare and secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious semi-detached property
- Ideal first time purchase
- Three bedrooms
- Off road parking
- Conveniently located
- Rear access
- Gas fired central heating
- Fully double glazed
- Easily maintained garden grounds



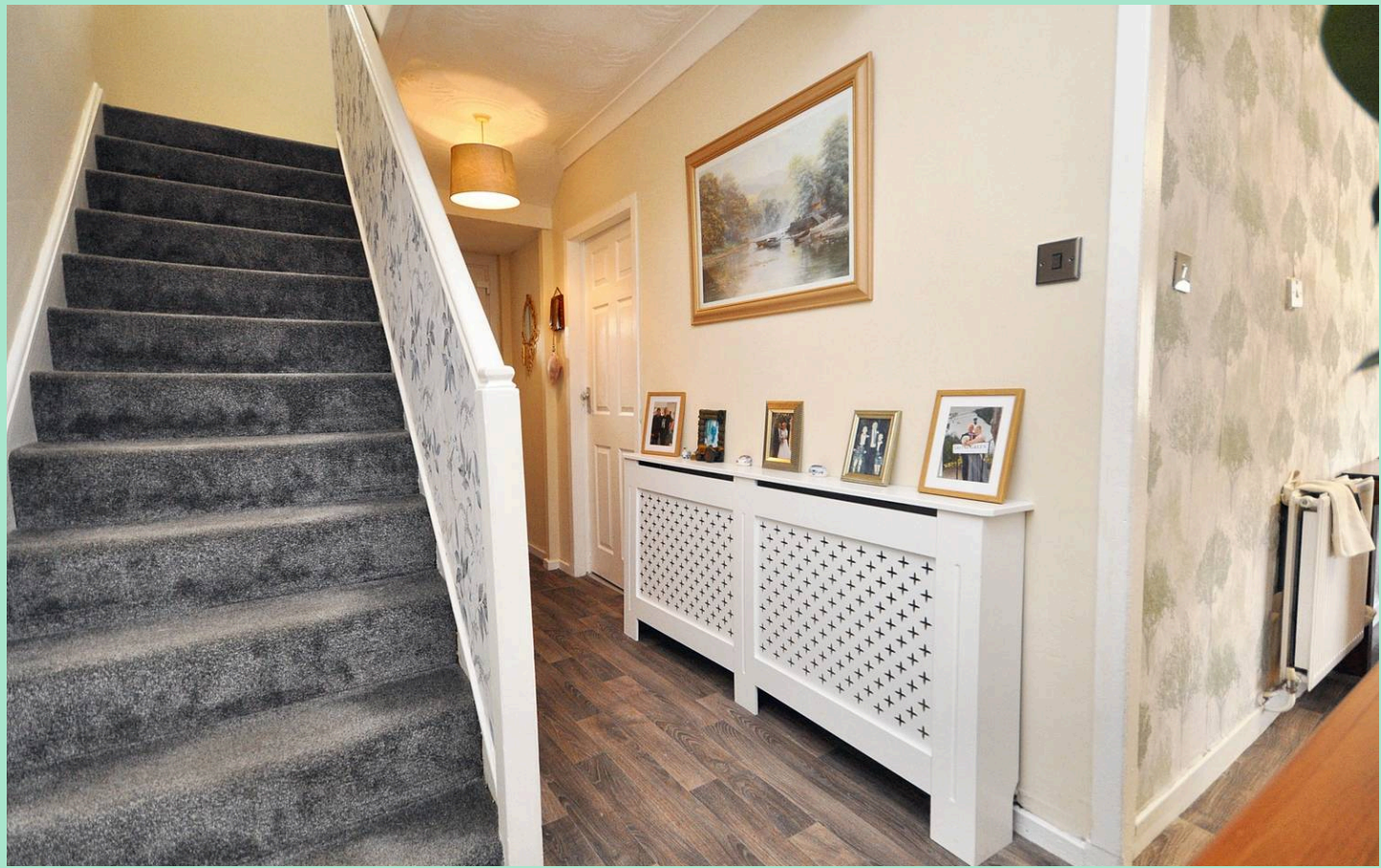


## 4 Whitson Avenue

Stranraer, Stranraer

Presenting a charming 3-bedroom semi-detached house, this spacious property boasts an ideal setting for a first-time purchase. Featuring three bedrooms, off-road parking, and a rear access, this home offers convenience and comfort. Equipped with gas-fired central heating and fully double-glazed windows. The easily maintained garden grounds enhance the property's appeal. This is a well proportioned semi-detached villa which provides excellent family accommodation over two floors and is located in a 'right to buy' residential development within easy reach of the town centre. Of Non Standard construction under a tiled roof, the property is in very good condition throughout and would be ideally suited to family living

Sit within a generous plot and with easily maintained garden grounds, the rear of the property showcases a concrete driveway with ample space for off-road parking, leading to a substantial timber-built garage/workshop. Ascending steps from the rear, a raised concrete patio area offers a delightful retreat, while the front driveway provides additional parking options. With concrete and paved driveways at both the front and rear, this property offers practicality and convenience for residents seeking a welcoming and functional outdoor space.





### Hallway

Entry to the property is by way of a double glazed storm door. Built-in cupboard housing the electric key card meter and fuse board. Central heating radiator also.

### Lounge

13' 2" x 9' 6" (4.02m x 2.89m)

A comfortable main lounge to the front. There is a wooden fire surround with granite insert and hearth housing a living flame gas fire. Built-in cupboard, CH radiator and TV/satellite point.

### Dining Kitchen

13' 2" x 7' 11" (4.02m x 2.41m)

The kitchen is fitted with a range of medium oak floor and wall mounted units with slate style worktops incorporating a stainless steel sink with swan neck mixer. There is a four ring ceramic hob, cooker extractor hood and built-in oven. Plumbing for an automatic washing machine, CH radiator and built-in cupboard housing the Worcester gas fired combi boiler.

### Bathroom

5' 9" x 5' 4" (1.76m x 1.62m)

The bathroom is fitted with a three piece suite in white comprising WHB, WC and bath. Tile splash backs and heated towel rail.





### Bedroom

8' 4" x 8' 0" (2.54m x 2.44m)

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

### Bedroom

13' 3" x 8' 0" (4.04m x 2.44m)

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

### Bedroom

13' 3" x 9' 6" (4.04m x 2.90m)

Spacious master double bedroom to the front of property with CH radiator and TV point as well as two double glazed windows.

### Garden

Generous and easily maintained garden grounds to the rear benefitting from concrete driveway for off road parking accessed from the rear with large timber built garage/workshop. Steps leading up to raised concrete patio area leading round to front of property with front driveway to allow for more off road parking.

### DRIVEWAY

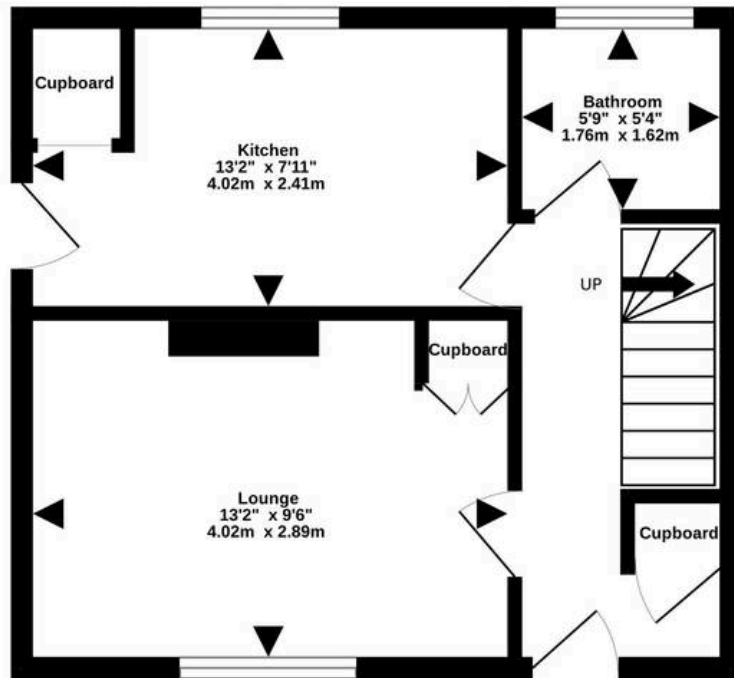
2 Parking Spaces

Concrete & paved driveways allowing for ample off road parking to both front and rear.

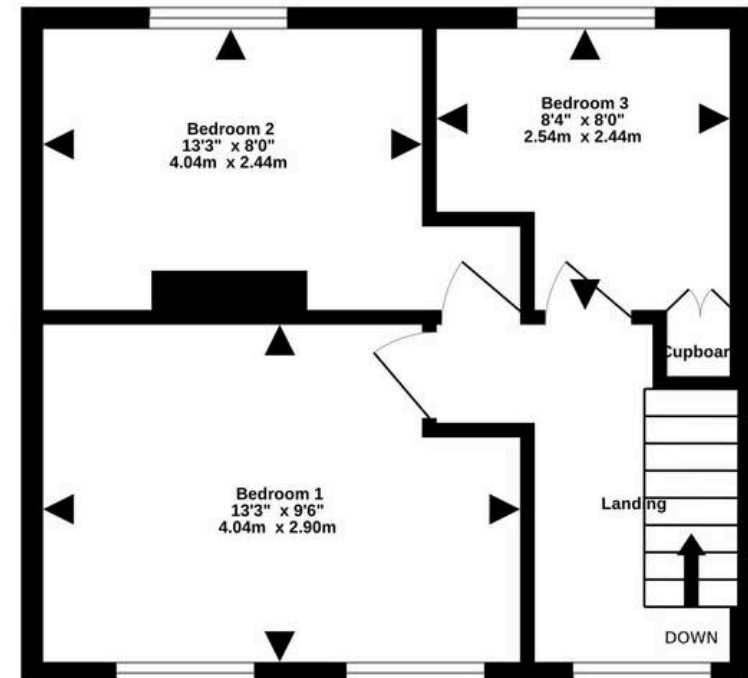




Ground Floor



1st 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.