



49 St. Ninians Avenue, Stranraer

DG9 7BE

PRICE: Offers Over £115,000 are invited.

49 St. Ninians Avenue

Stranraer

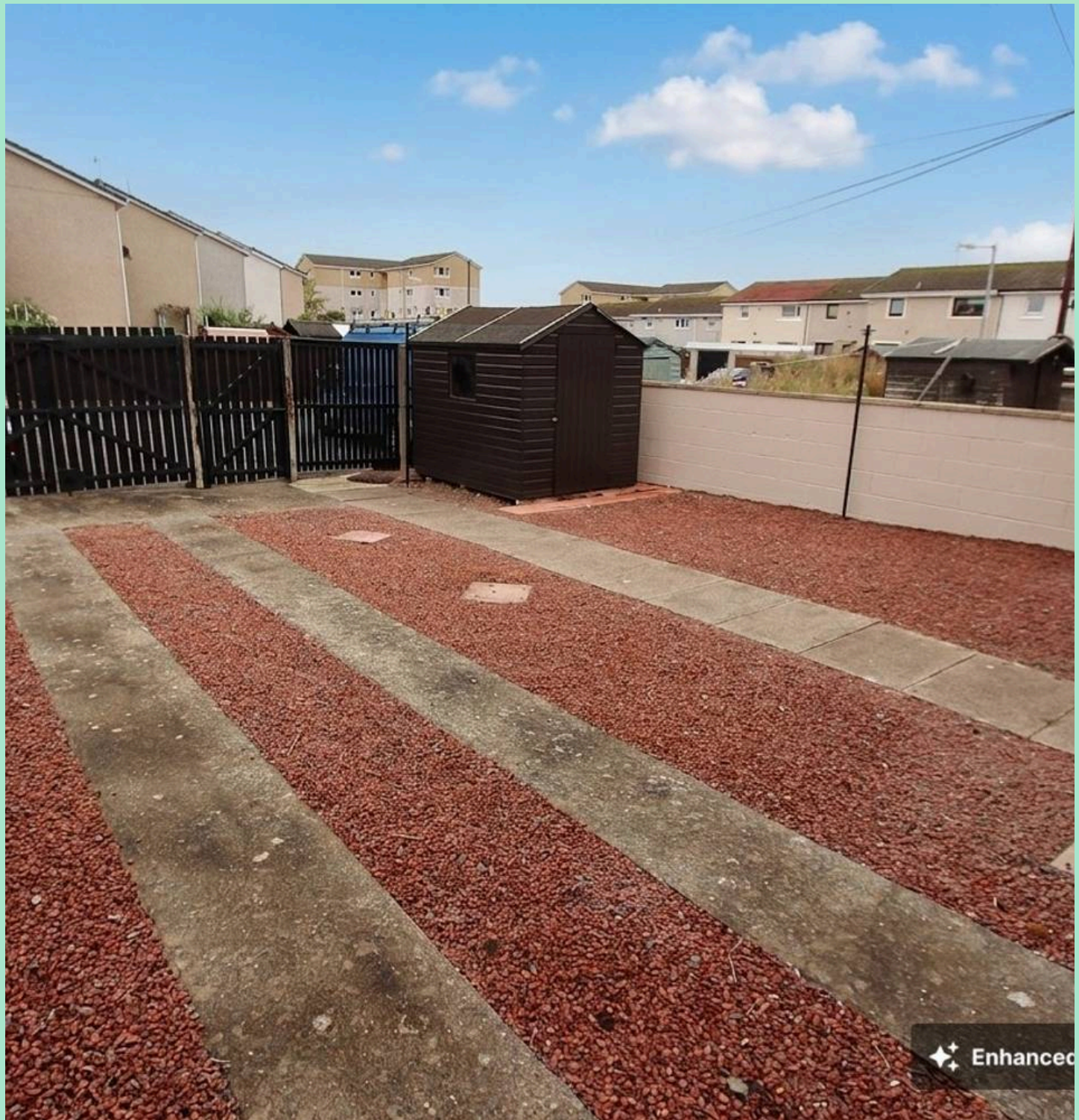
Local amenities include access to a general store and primary school, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school, are all to be found in and around the town centre, approximately 1 mile distant. There is a town centre and school transport service available from close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A very well-presented villa
- Spacious family accommodation over two levels
- Fully redecorated to the highest of standards
- Splendid beech design kitchen
- Spacious family shower room
- Gas central heating and uPVC double glazing
- Low-maintenance garden ground
- Off-road parking
- Please note: We have virtually furnished empty rooms – helping buyers see the full potential of every aspect of this property



49 St. Ninians Avenue

This very well-presented four-bedroom terraced villa offers an exceptional standard of family living, arranged over two levels. Fully redecorated to the highest specification, the property exudes a sense of contemporary refinement throughout. Upon entering, you are welcomed into a light-filled interior where details has been thoughtfully considered. The heart of the home is a splendid beech-designed kitchen, seamlessly blending style and practicality for both every-day living and entertaining. The spacious family shower room is well-appointed, providing a generous and comfortable retreat. Modern conveniences abound, including efficient gas central heating and uPVC double glazing, ensuring year-round comfort. Each bedroom is generously proportioned, offering flexible space for family, guests or a home office. **Please note that digital staging images have been used for reference purposes, allowing you to imagine the possibilities this inviting home presents.**

The property is set amidst its own landscaped, low-maintenance garden grounds, designed for ease of care and maximum enjoyment. To the front, the garden is laid out in striking quartz gravel, framed by a low-level wall that enhances both privacy and appeal. The enclosed rear garden is thoughtfully arranged with gravel chippings, providing a versatile outdoor space ideal for relaxation or alfresco dining. Practicality is further enhanced by dedicated off-street parking to the rear, with a private driveway ensuring convenience for residents. A wooden garden shed offers additional storage, perfect for gardening tools or outdoor equipment.



Entrance Porch

The entrance porch is accessed by way of a uPVC storm door. Tiled flooring, painted tongue & groove wall panelling, wall lights and a glazed interior door to the hallway.

Hallway

The hallway provides access to all of the ground floor accommodation and the spindle & rail staircase to the first floor.

Lounge

A spacious main lounge to the front featuring a brick fire surround housing an electric fire. CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units with green slate style worktops incorporating a stainless steel sink. There is a ceramic hob, built-in double oven and plumbing for an automatic washing machine. Tiled flooring and spotlight rails.

Dining Room/4th Bedroom

A further reception room to the rear, which can be used as a dining room or a 4th bedroom if required. Built-in storage and a CH radiator.

Bedroom 1

A double bedroom to the front with a CH radiator.

Bedroom 2

A double bedroom to the rear with a CH radiator.

Bedroom 3

A further bedroom to the rear with a built-in wardrobe, laminate flooring and a CH radiator.



GARDEN

The property is set amidst its own low-maintenance garden ground. The front has been laid out in quartz gravel and is set within a low-level wall. The enclosed rear garden has been laid out in gravel chippings and has a driveway for off-road parking. There is a wooden garden shed.

OFF STREET

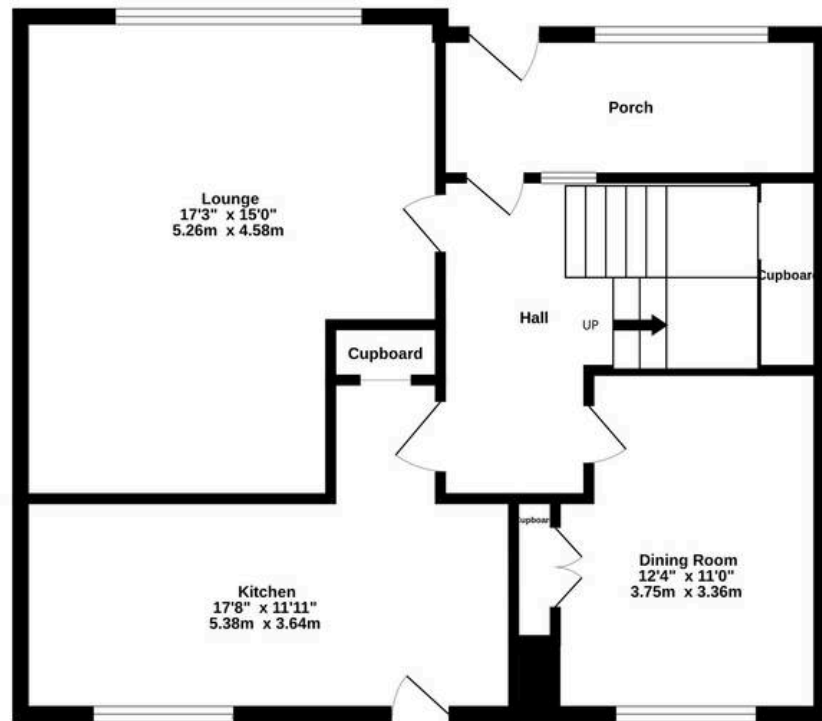
1 Parking Space

Dedicated off-street parking to the rear of the property.

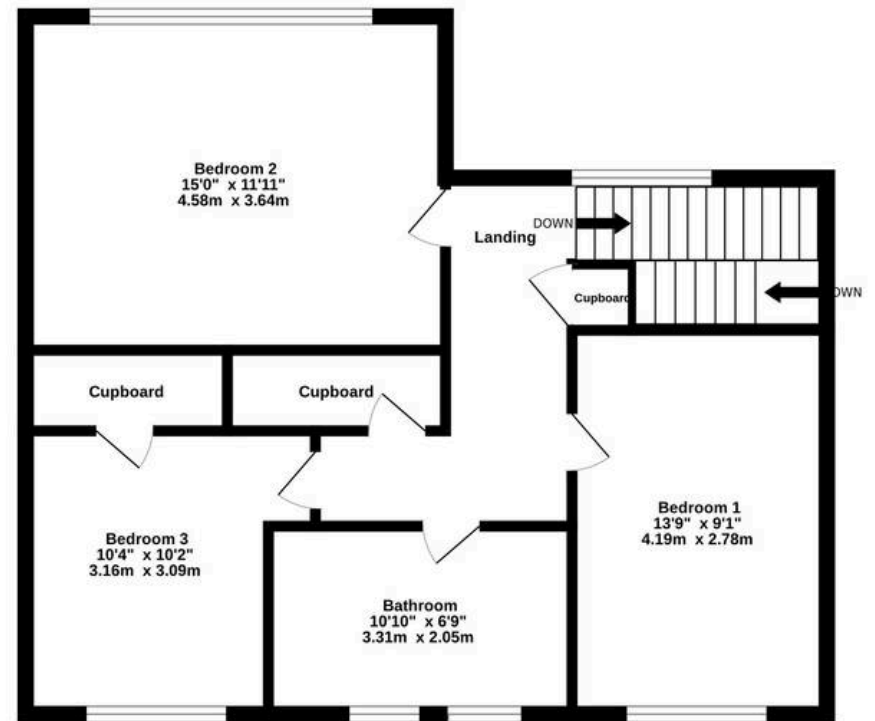




Ground Floor

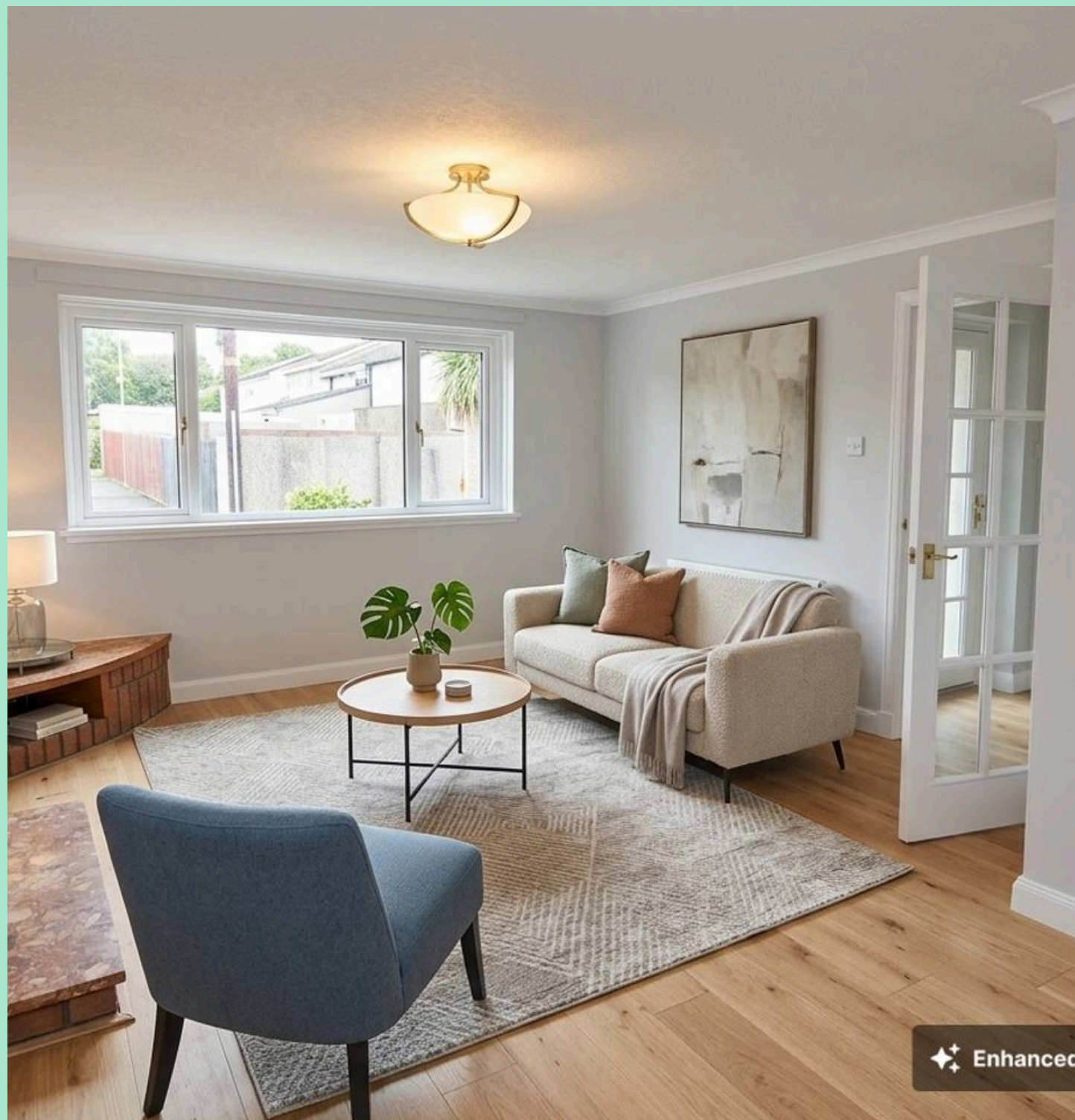


1st Floor



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.