



**50 Leaffield,**  
Stranraer, DG9 0BG

**PRICE: Offers Over £85,000 are invited**



## 50 Leafield

Stranraer, Stranraer

Local amenities include a general store and Sheuchan Primary School while all major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: B

EPC Energy Efficiency Rating: C

- A very well-presented semi-detached bungalow
- Occupying a quiet location within a most popular private residential development
- Pleasant views over farmland to the rear
- Splendid beech design kitchen
- Modern shower/wetroom
- Electric heating with PV solar panels
- Double glazing
- Easily maintained garden ground
- Off-road parking





## 50 Leafield

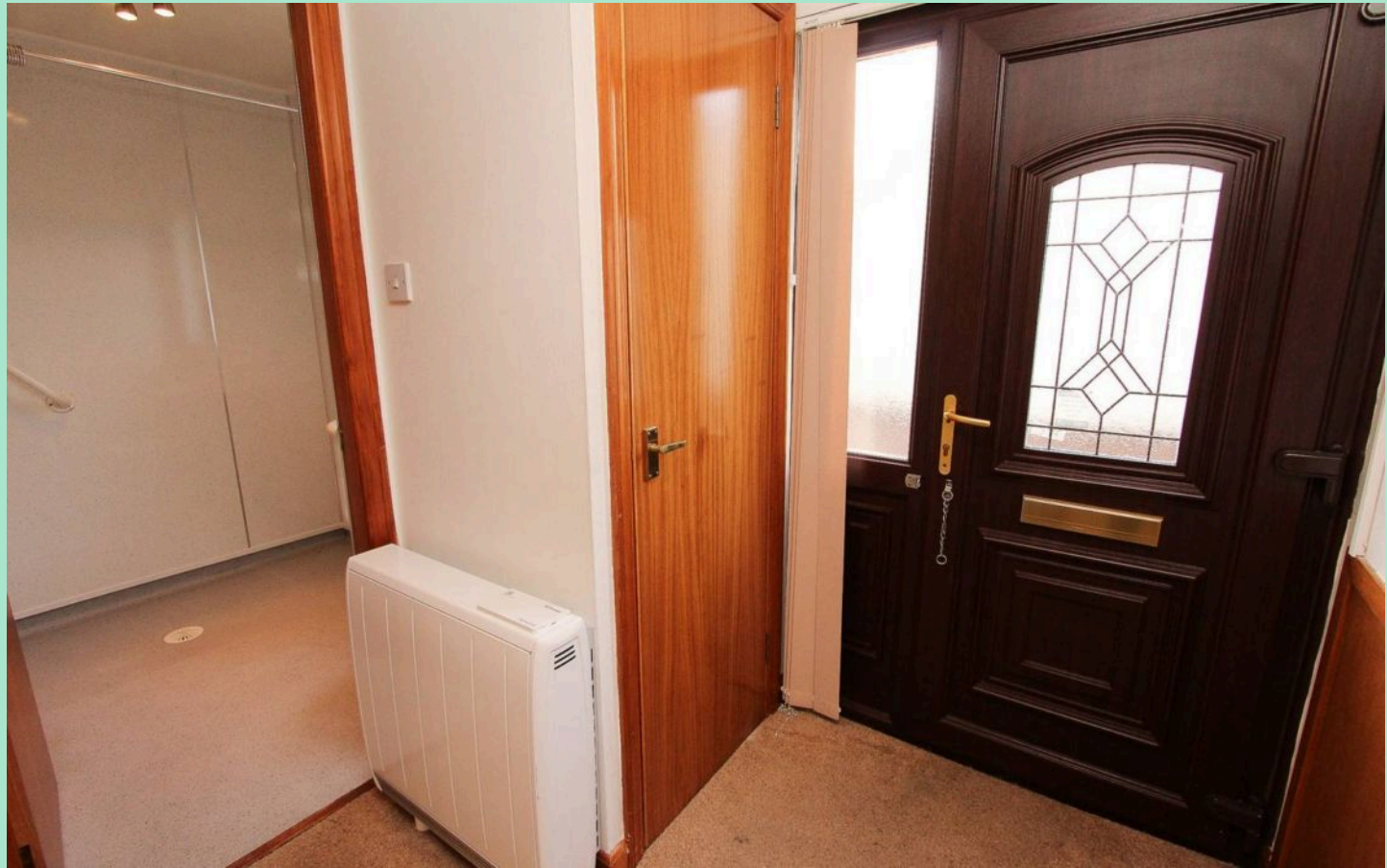
Stranraer, Stranraer

Located within a sought-after private residential development, an opportunity has arisen to acquire a 1 Bedroom Semi-Detached Bungalow.

There are pleasant views over open farmland to the rear.

Of timber frame construction under a tile roof the property benefits from a splendid beech design kitchen, modern shower/wetroom, electric heating with PV solar panels and uPVC double glazing.

Moving outdoors, the property is set within its own area of fully landscaped, easily maintained garden ground with the added benefit of off-road parking.





### Hallway

The property is accessed by way of uPVC storm door with side panel. Built-in cupboard housing the hot water tank. Electric storage heater.

### Lounge

A lounge to the front with a wall-mounted electric fire, electric storage heater and TV point.

### Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with swan neck mixer. There is an electric cooker point and plumbing for an automatic washing machine.

### Bedroom

A bedroom to the rear with sliding patio doors leading to the garden. Fitted wardrobe and electric panel heater.

### Shower Room

The vinyl panelled shower room is fitted with a WHB, WC and wetroom shower.

### Garden

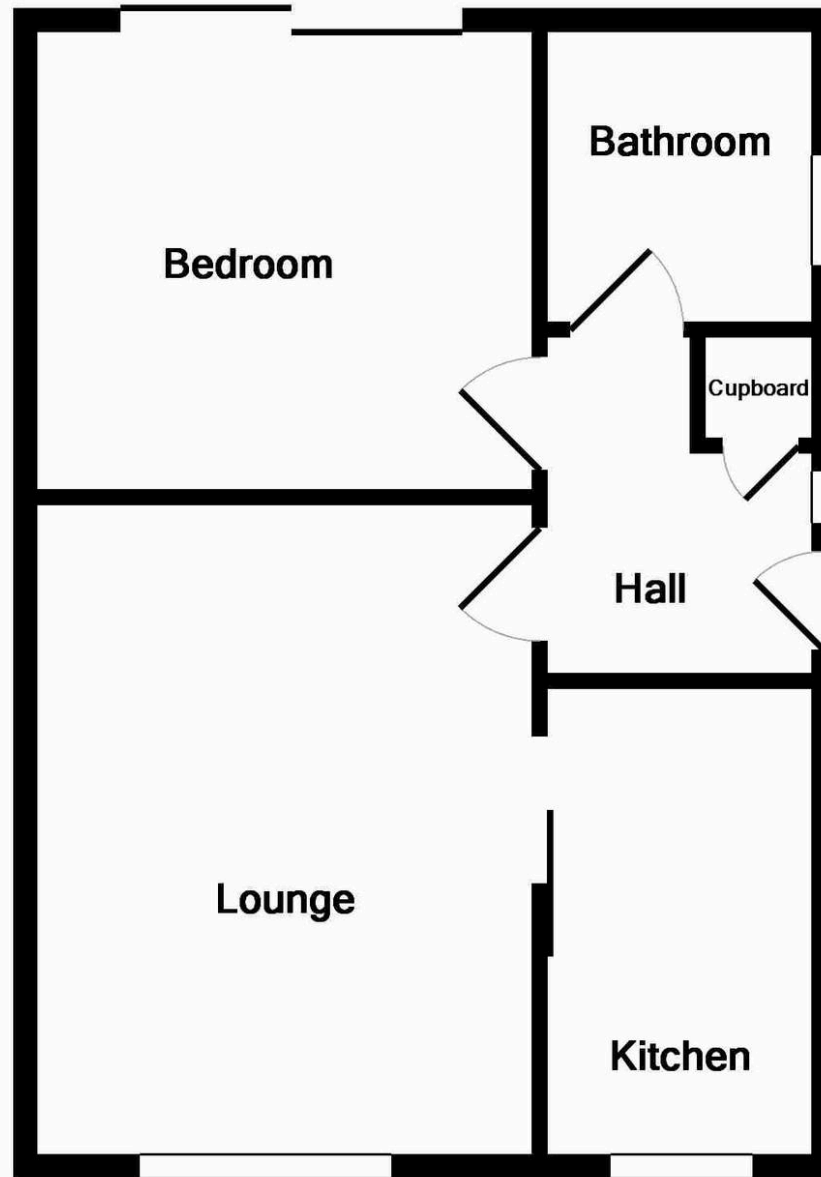
The property is set within its own area of fully landscaped, easily maintained garden ground comprising gravel borders, a monobloc patio and a paved driveway. There are 2 garden sheds, one of which has power supplied.

### Off street

2 Parking Spaces

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





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.







## South West Property Centre Ltd

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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.