SWPC
south west property centre

60 Leafield, Stranraer

Stranraer, DG9 0BG

PRICE REDUCTION: Guide Price - **£169,995**

60 Leafield

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: E

EPC Energy Efficiency Rating: C

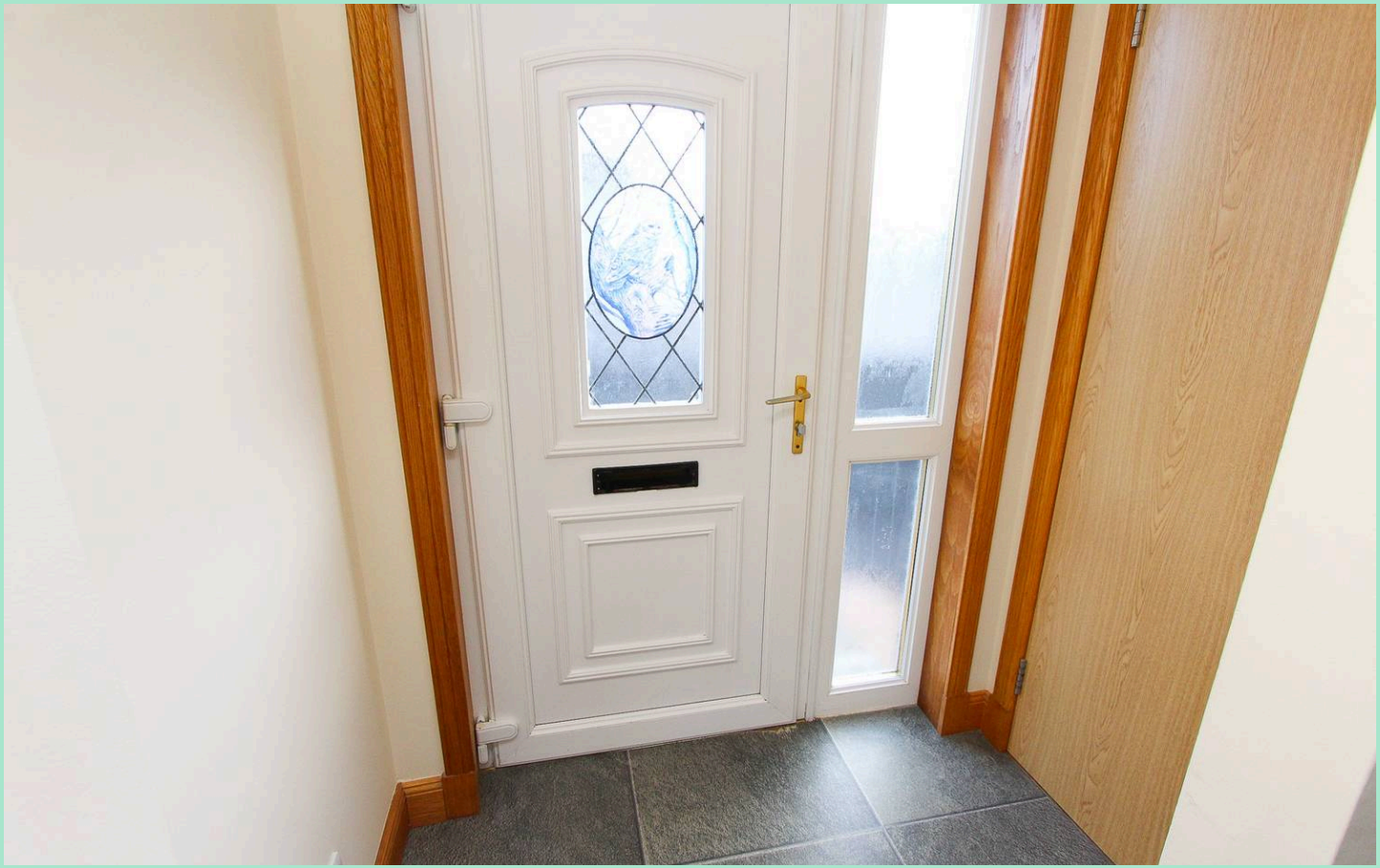
- A modern detached villa
- In excellent condition throughout
- Spacious family accommodation
- Splendid 'dining' kitchen
- Well-appointed ground floor shower room
- Well appointed first floor family bathroom
- New fitted flooring and new decor throughout
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Ample off-road parking

This immaculate three-bedroom detached villa presents a superb opportunity for families seeking a contemporary home in move-in condition. Boasting a modern design and finished to a high standard, the property offers spacious and flexible accommodation ideally suited to today's lifestyle.

60 Leafield

Upon entering, you are greeted by a welcoming hallway that leads to a splendid dining kitchen, thoughtfully designed with both style and practicality in mind. The kitchen provides generous space for family meals and entertaining, complemented by sleek cabinetry and integrated appliances. The ground floor also features a well-appointed shower room, while the first floor hosts a family bathroom, both finished with modern fittings and tasteful décor. Throughout the home, new fitted flooring and fresh, neutral decoration create an inviting ambience, ready for personal touches. Further benefits include gas central heating and uPVC double glazing, ensuring comfort and energy efficiency year-round.

Outside, the property is set amidst its own garden grounds, designed for ease of maintenance. The front and rear gardens are attractively laid out with a combination of monobloc paving and gravel, providing a smart, low-maintenance environment that is perfect for relaxing or entertaining outdoors. To the side of the house, a further area of garden ground has been prepared and scraped clean, offering a blank canvas for new owners to landscape and develop according to their preferences. Ample off-road parking is available on both sides of the property, ensuring convenience for multiple vehicles or visiting guests.



Hallway
The property is accessed by way of a uPVC storm door with a double glazed side panel. There is an attractive spindle and rail staircase to the first floor, an under-stairs cupboard and a CH radiator.

Lounge
A double aspect main lounge featuring an ornate fire surround housing an electric fire. Sliding patio doors to the side, a CH radiator and a TV point.

'Dining' Kitchen
The kitchen has been fitted with a full range of floor and wall-mounted units in white with granite-style worktops, incorporating a stainless steel sink and a breakfast bar. There is a ceramic hob, extractor hood, built-in double oven, integrated dishwasher, plumbing for an automatic washing machine and water supply for an American-style fridge/freezer. The double aspect dining area is laid out in an open plan basis with the kitchen. CH radiator.

Shower Room
A spacious ground floor shower room comprising a WHB, WC and large shower cubicle with a mains shower. Wall mirror, ceramic wall tiles and a CH radiator.

Bedroom 1
A ground floor bedroom with built-in wardrobes and a CH radiator.

Landing
The landing provides access to the first floor accommodation. Built-in storage.

Bathroom
A first floor family bathroom comprising a WHB, WC and a bath. Wall mirror, ceramic wall tiles and a CH radiator.

Bedroom 1
A ground floor bedroom with built-in wardrobes and a CH radiator.

Landing
The landing provides access to the first floor accommodation. Built-in storage.

Bathroom
A first floor family bathroom comprising a WHB, WC and a bath. Wall mirror, ceramic wall tiles and a CH radiator.

Bedroom 2
A bedroom with a window to the front, rear Skylight, built-in wardrobe and a CH radiator.

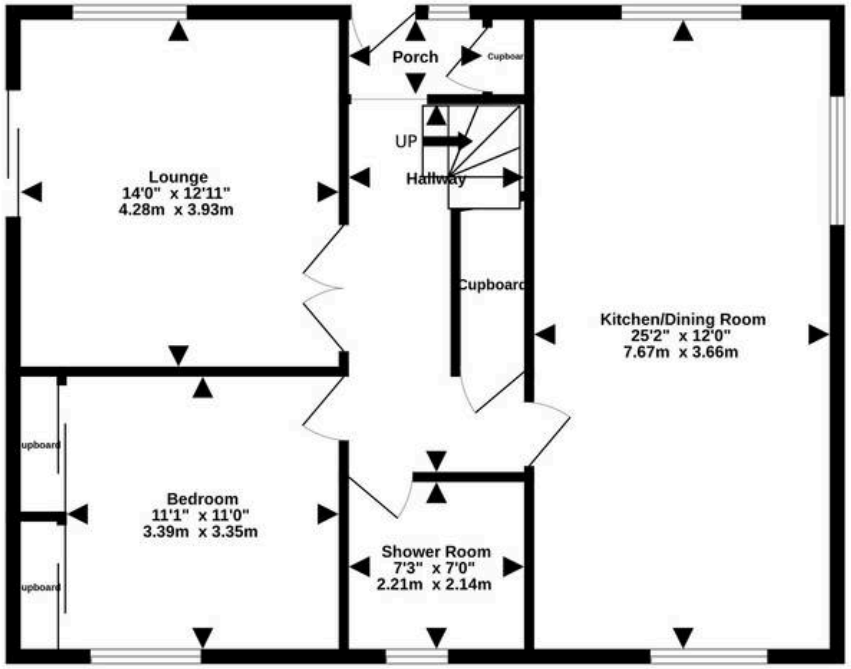
Bedroom 3
A further bedroom with a window to the front, rear Skylight and a CH radiator.

Garden

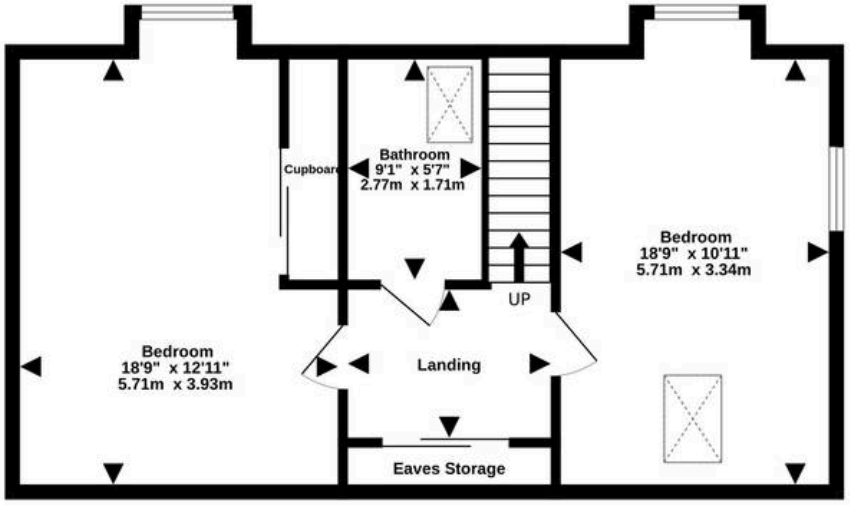
The property is set amidst its own area of garden ground. The garden around the property is laid out in a combination of monobloc paving and gravel, for ease of maintenance. There is a further area of garden ground to the side, scraped clean to allow the new owners to landscape it to suit their needs.

Driveway
4 Parking Spaces

Ground Floor
809 sq.ft. (75.1 sq.m.) approx.



1st Floor
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk

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.