



72 Belmont Road, Stranraer

Stranraer

PRICE: Offers over £85,000 are invited

72 Belmont Road

Stranraer, Stranraer

It is situated adjacent to other properties of similar style and has an outlook to the front over other residences and garden ground to the rear. Local amenities include a corner shop and primary schools while all major amenities are located in and around the town centre and include further 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

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Popular location
- Primary Schools nearby
- Well-maintained residence
- Double glazing
- Electric heating
- Easily maintained garden
- Garage
- Off-road parking



72 Belmont Road

Stranraer, Stranraer

Located in a popular location with convenient access to nearby primary schools and only a short walk from the town centre, this well-maintained residence provides comfortable family accommodation over two levels. The property benefits from double glazing and electric heating. It is set amidst its own area of easily maintained garden ground. Additionally, a garage and off-road parking provide added convenience for residents, ensuring both security and ease of access.

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Lounge/dining room

A main lounge with windows to the front and rear. There is an electric fire, electric storage heater and TV point.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with cream worktops incorporating a stainless steel sink with mixer. There is an electric cooker point, plumbing for an automatic washing machine, under counter space for a fridge and tumble dryer.

Bathroom

The bathroom is fitted with 3-piece suite comprising a WHB, WC and bath. There is a shower in place over the bath. Wall-mounted fan heater.

Bedroom 1

A spacious bedroom to the front with electric panel heater and built-in cupboard.

Bedroom 2

A bedroom to the rear with a range of fitted furniture and electric panel heater.

Garage

A detached garage to the side with an electric roller door and electric power supply.



GARDEN

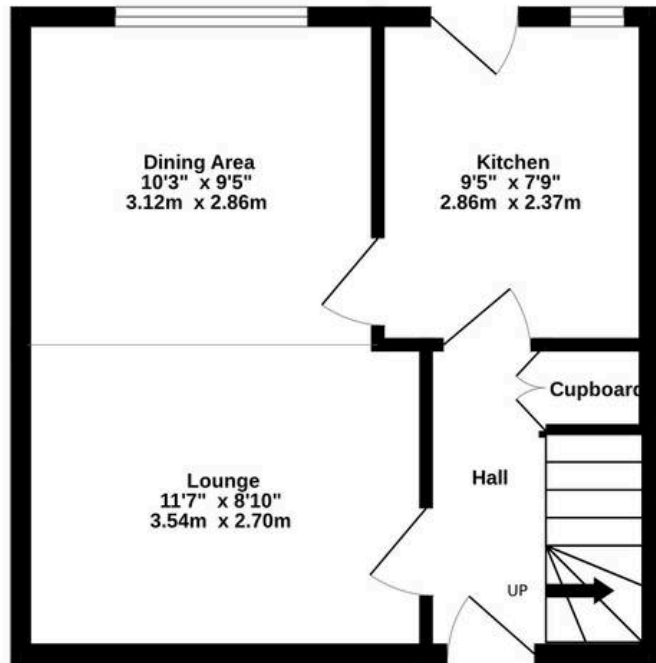
The easily maintained garden ground has mainly been laid out in granite chipping with mature shrub borders and hedges.

DRIVEWAY

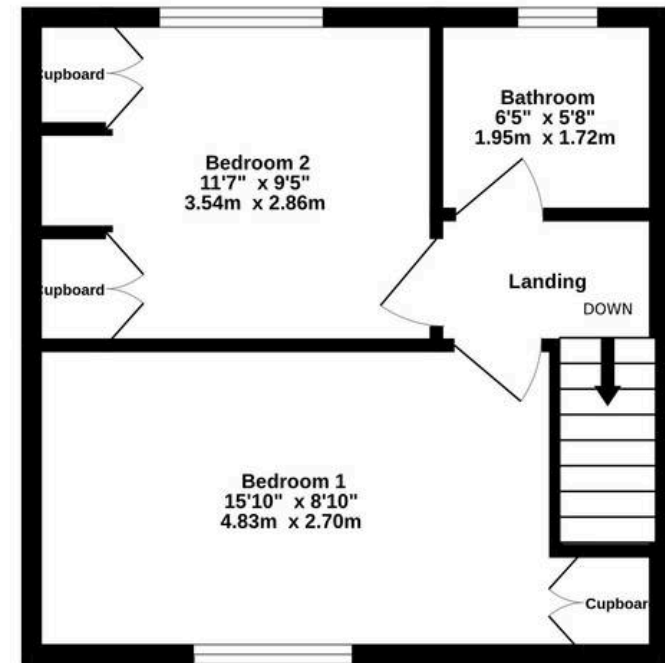
2 Parking Spaces



Ground Floor
462 sq.ft. (42.9 sq.m.) approx.



1st Floor
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.4 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.