



78 Belmont Road, Stranraer

Stranraer

PRICE: Offers over £120,000 are invited

78 Belmont Road

Stranraer, Stranraer

Local amenities include a convenience store, supermarket, leisure centre complex, and Belmont primary school. While all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: B

Tenure: Freehold

- Extended semi - detached home
- Fully renovated
- Contemporary dining kitchen
- Splendid bathroom
- Ground floor WC
- Full double glazing
- Gas fired central heating
- External insulation
- Low maintenance garden grounds with ample off-road parking
- Detached workshop



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Stranraer, Stranraer

Discover this charming 2-bedroom semi-detached house that boasts an extended layout, exuding modernity and comfort. Step into a fully renovated interior featuring a contemporary dining kitchen, where culinary adventures await. The splendid bathroom ensures a pampering retreat, while the convenience of a ground floor WC adds a practical touch. Embrace the benefits of full double glazing, gas fired central heating, and external insulation for efficient living. Outside, there is low maintenance garden grounds laid out in resin bonding for simplicity of upkeep. There is a detached workshop for hobbies or storage needs. Meanwhile, the generous area of off-road parking to the front ensures ease access for residents and visitors alike.

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Hallway

The property is accessed by way of a uPVC storm door. Stairway to the first floor.

Lounge

A main lounge to the front featuring an ornate fire surround housing a gas fire. Wall lights, CH radiator and TV point.

Dining kitchen

The kitchen is fitted with a full range of contemporary floor and wall-mounted units with quartz worktops incorporating a stainless steel sink with mixer. There is a range of appliances to include a ceramic hob, extractor hood, "Neff" double oven, "Neff" microwave, integrated dishwasher and integrated fridge/freezer. Recessed lighting and CH radiator.

Utility room

Located off the hallway this is a most useful utility area with plumbing for an automatic washing machine. Built-in storage cupboards, CH radiator and gas fired central heating boiler.

WC

A ground floor WC, fitted with a WHB and WC.

Bathroom

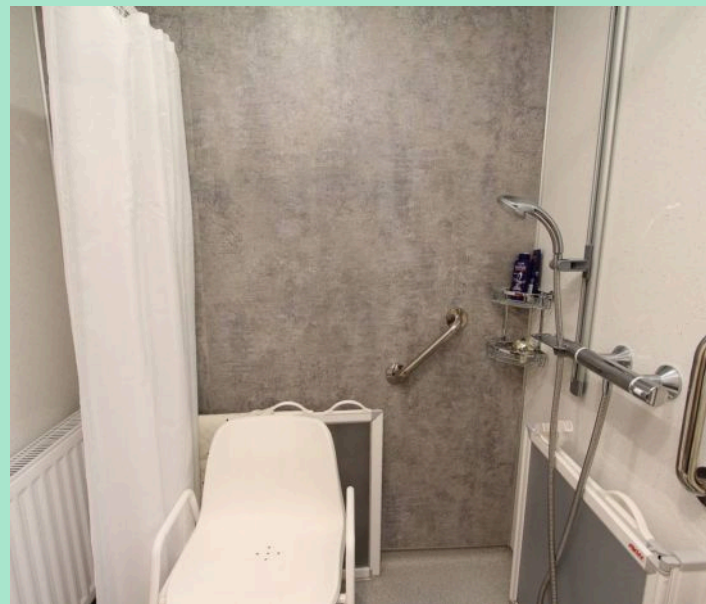
The spacious, vinyl-panelled bathroom is fitted with a WHB, WC and bath. There is a separate shower cubicle with a mains shower and waist-height shower screen with shower curtain. CH radiator.

Bedroom 1

A bedroom to the front with a range of built-in bedroom furniture. CH radiator.

Bedroom 2

A bedroom to the rear with a range of built-in furniture and CH radiator.



GARDEN

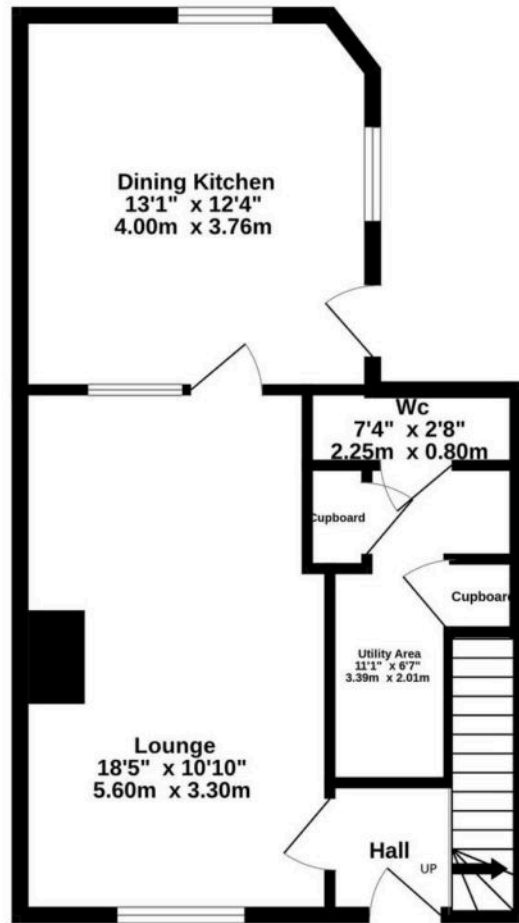
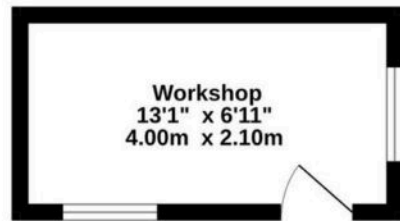
The property is set within its own area of easily maintained garden ground which has been wholly laid out in resin bonding for ease of maintenance. There is a detached workshop with power and light. Ample room for off-road parking for a number of vehicles.

OFF STREET

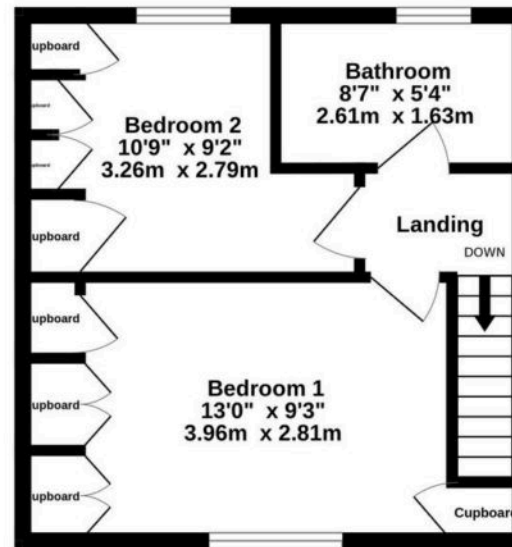
3 Parking Spaces

There is a generous area of off-road parking to the front.





Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



1st Floor
320 sq.ft. (29.8 sq.m.) approx.

TOTAL FLOOR AREA: 885 sq.ft. (82.2 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.