



8 Westway, Stranraer

DG9 7SL

PRICE: Offers Over £90,000 are invited

8 Westway

Stranraer, Stranraer

Local amenities include a general store, Belmont Primary School and a supermarket, while all major amenities including further supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular residential location
- Ideally suited to the first time buyer
- Very well-maintained throughout
- Spacious 'dining' kitchen
- Oil central heating
- Double glazing
- Well-maintained garden grounds
- Detached, concrete panel garage
- Off-road parking



8 Westway

Stranraer, Stranraer

An opportunity arises to acquire a 2-bedroom semi-detached house situated in a popular residential location.

This well-maintained property benefits from a 'dining' kitchen, delightful shower room, oil-fired central heating and uPVC double glazing.

Outside, the property is set amidst its own area of well-maintained garden grounds with the added benefit of a detached garage and off-road parking.

The property's location further enhances its appeal, with easy access to a Primary School, convenience store, public transport, and a supermarket just a stone's throw away.

Ideal for the first-time-buyer, this home presents an excellent opportunity to step onto the property ladder and make it your own.



Lounge/Diner

An 'L' shaped reception room with windows to the front and rear. There is a wooden fire surround housing an electric fire. CH radiators and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with onyx-style worktops incorporating a stainless steel sink with a swan neck mixer. Electric cooker point, dishwasher and plumbing for an automatic washing machine. CH radiator.

Shower Room

The shower room is fitted with a WHB, WC and corner shower cubicle. Partial wall tiles and a heated towel rail.

Landing

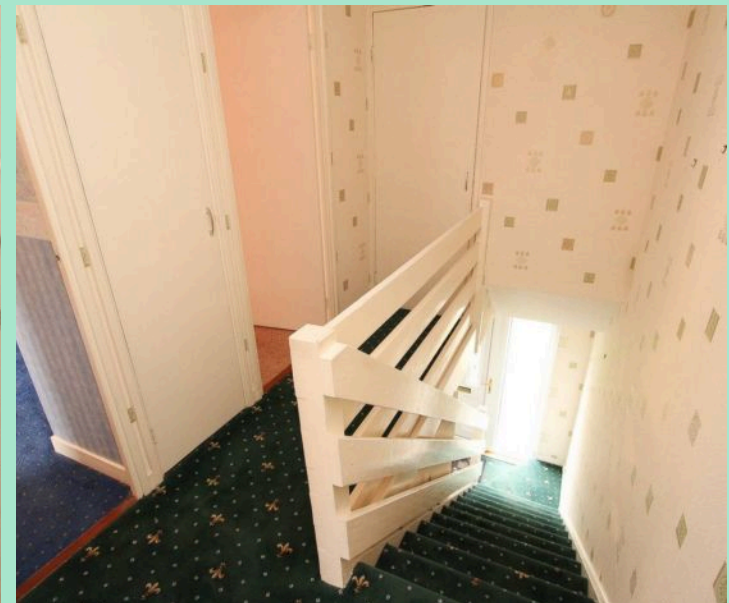
The landing provides access to the shower room, bedrooms and the box room. There is a built-in storage cupboard.

Bedroom 1

A bedroom to the front with a CH radiator.

Bedroom 2

A bedroom to the rear with a CH radiator.



GARDEN

The property is set amidst its own area of well-maintained garden grounds. The front has been laid out to lawn with mature flower and shrub borders, all set within a low-level fence. There is a driveway leading to a detached garage. The enclosed rear garden is laid out to lawn with screen hedges.

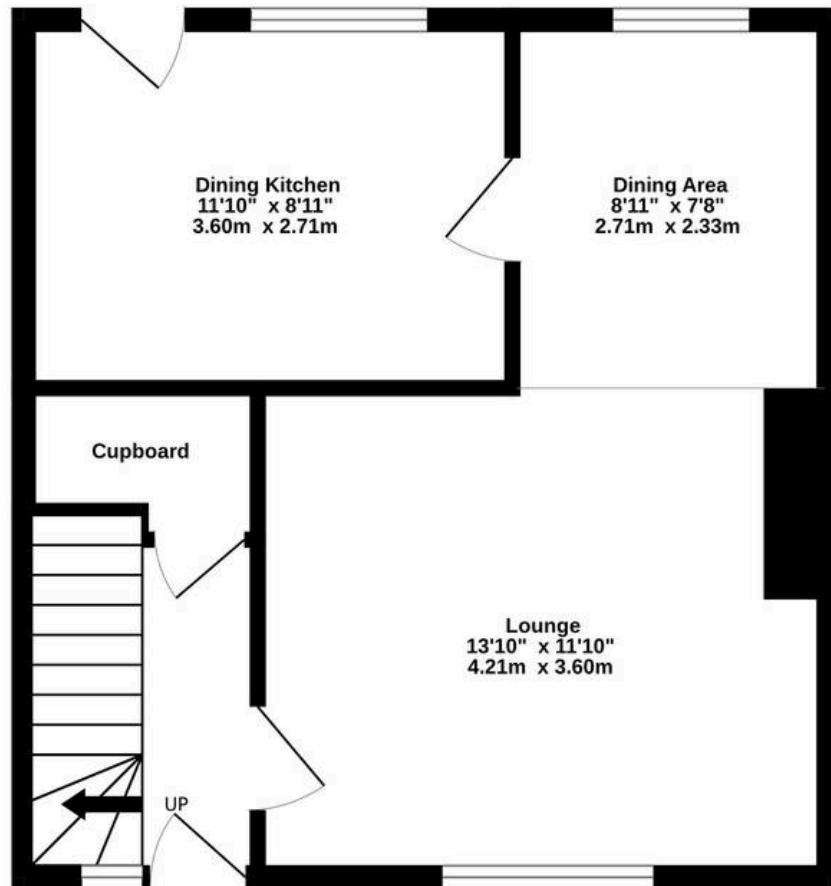
GARAGE

Single Garage

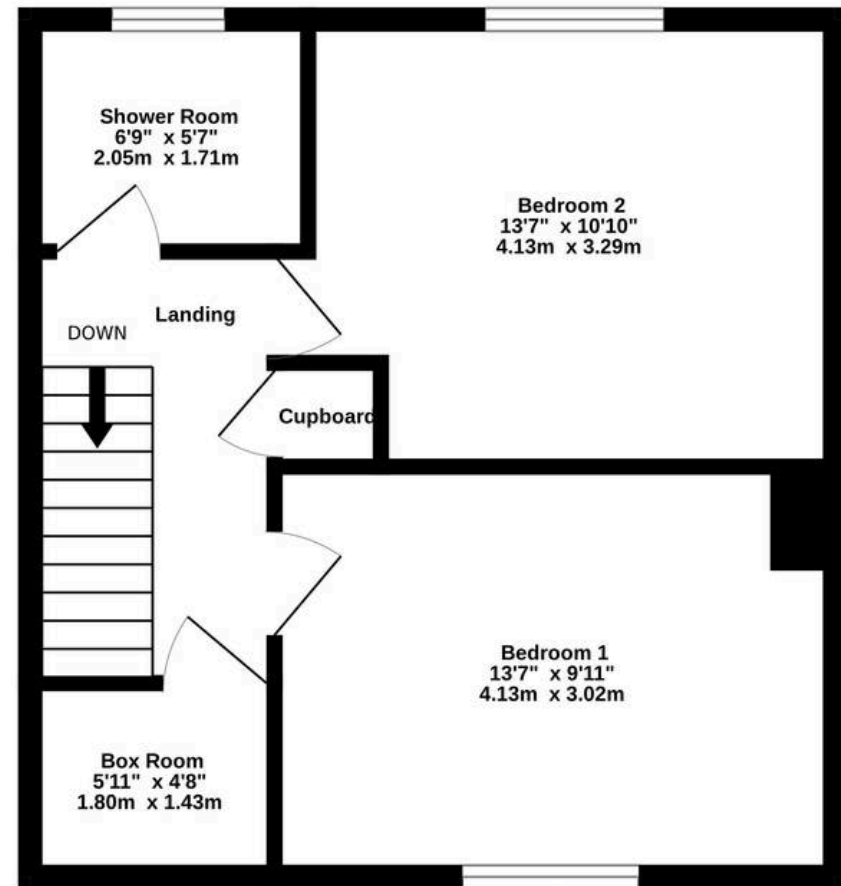
A detached concrete panel garage to the side. Driveway for off-road parking.



Ground Floor
396 sq.ft. (36.8 sq.m.) approx.



1st Floor
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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.





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.