



**'Hillcrest', Edinburgh Road, Stranraer**

Stranraer, DG9 7HD

**PRICE: Offers Over £230,000 are invited**



# Hillcrest Edinburgh Road

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A most well-appointed, extended residence
- Spacious family accommodation over two levels
- Generous, fully landscaped garden grounds to the rear.
- Two large garages to the rear along with off-road parking area
- Well-proportioned sun lounge to the rear
- Splendid dining kitchen
- Delightful shower room
- En-suite master bedroom
- Gas fired central heating
- Double glazing





# Hillcrest Edinburgh Road

Stranraer, Stranraer

An opportunity has arisen to acquire an extended, 4-bedroom semi-detached villa conveniently located only a short walk from the town centre. The expansive family accommodation spans two levels, offering a seamless blend of traditional charm and contemporary comfort.

The splendid dining kitchen is a culinary delight, featuring top-of-the-line appliances, contemporary cabinetry and quartz work surfaces. The spacious sun lounge at the rear bathes the room in natural light, providing a tranquil space to unwind and enjoy the picturesque views of the landscaped garden grounds. The property also benefits from a delightful shower room, ground floor WC, en-suite master bedroom, gas fired central heating and double glazing.

Set amidst its own generous area of well-maintained and fully landscaped garden ground with a private, sheltered, covered patio area and open patio area located off the sun lounge.

Two large garages at the rear provide ample storage and parking space, while the off-road parking area adds a touch of convenience for residents and guests alike.





### Hallway

The property is accessed by way of a double glazed storm door. Glazed interior door to the hallway.

### Lounge

A spacious, double aspect lounge with a polished stone fire surround housing an electric fire. CH radiators and TV point.

### Kitchen

The kitchen is fitted with a full range of contemporary floor and wall-mounted units with ample quartz work surfaces incorporating a stainless steel sink and a half with swan neck mixer. There is a range of high-quality integrated kitchen appliances. LED lighting. CH radiator.

### Sun Lounge

A spacious sun lounge to the rear located off the kitchen. There are French doors leading to the rear garden. Under-floor heating. TV point.

### WC

A ground-floor WC. Fitted with a WHB and WC.

### Landing

The landing provides access to the bedroom accommodation and the shower room.

### Shower Room

The shower room is comprised of a WHB, WC and corner shower cubicle with a main shower.

### Bedroom 1

A master bedroom to the rear with a range of fitted furniture. CH radiator and TV point.

### En-suite

A spacious en-suite fitted with a WHB, WC bath and corner shower cubicle. Ceramic wall tiles. Heated towel rail.





**Bedroom 2**

A bedroom to the side with built-in wardrobes and CH radiator.

**Bedroom 3**

A bedroom to the front with CH radiator.

**Bedroom 4**

A further bedroom to the rear with CH radiator.

**Garden**

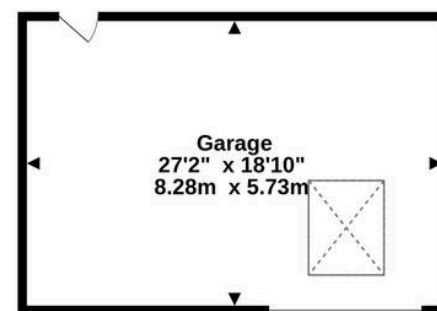
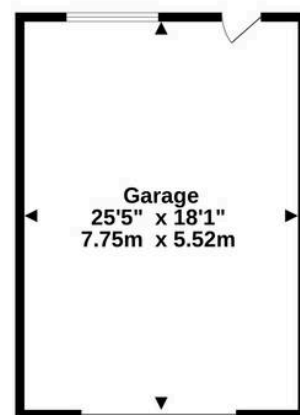
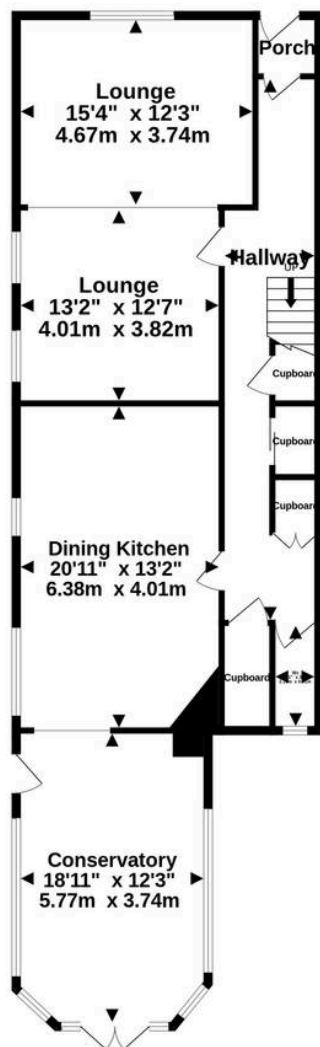
The property is set amidst its own generous area of well-maintained, fully landscaped garden ground. The front has been laid out to gravel for ease of maintenance. The enclosed rear garden is comprised of a recently constructed patio with a pergola roof, open patio located off the sun lounge, extensive lawns, shrub borders and a secluded vegetable garden with a greenhouse.

**DOUBLE GARAGE****4 Parking Spaces**

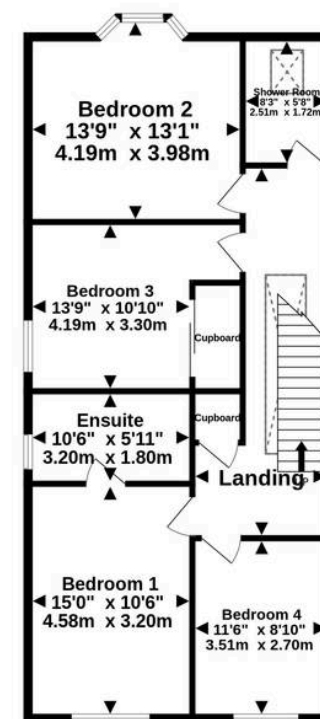
There are 2 large garages to the rear, accessed from Waverley Lane. Both garages have electric doors. There is an additional off-road parking area ideally suited for a boat, caravan or motorhome.



Ground Floor  
2074 sq.ft. (192.7 sq.m.) approx.



1st Floor  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2924 sq.ft. (271.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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