



**'Kirkston', Stoneykirk Road, Stranraer**

DG9 7BT

**PRICE: Offers Over £120,000 are invited**



# Kirkston Stoneykirk Road

Stranraer, Stranraer

The town centre is approximately one mile distant, where all major amenities are to be found including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities include a general store and primary School. There is a convenient town centre and secondary school transport available from closeby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern, extended semi-detached villa
- Popular residential location
- Good condition throughout
- Delightful bathroom
- Gas central heating
- Double glazing
- Easily maintained garden ground
- Off-road parking





# Kirkston Stoneykirk Road

Stranraer, Stranraer

Presenting a 2 Bedroom Semi-Detached House, this modern and extended villa is located in a sought-after residential location only a short drive from most major amenities.

Of timber frame construction under a tile roof the property benefits from the addition of a further reception room, delightful bathroom, gas central heating and uPVC double glazing.

Step outside to discover the property's easily maintained garden ground with the added benefit of off-road parking.





### **Lounge**

A main lounge with a window to the front and French doors to the rear leading to the garden. Marble style fire surround, CH radiator and TV point.

### **Kitchen**

The kitchen is fitted with a range of floor and wall-mounted units with wood-grain style worktops incorporating an asterite sink with mixer. There is an electric cooker point and plumbing for an automatic washing machine.

### **Dining Room**

A further reception room to the rear laid out in an open plan basis with the lounge. There is a wall-mounted gas heater.

### **Bathroom**

The bathroom is fitted with a WHB, WC and bath with shower over. Vinyl wall panelling and a heated towel rail.

### **Bedroom 1**

A bedroom to the front with a CH radiator.

### **Bedroom 2**

A bedroom to the rear with a CH radiator.

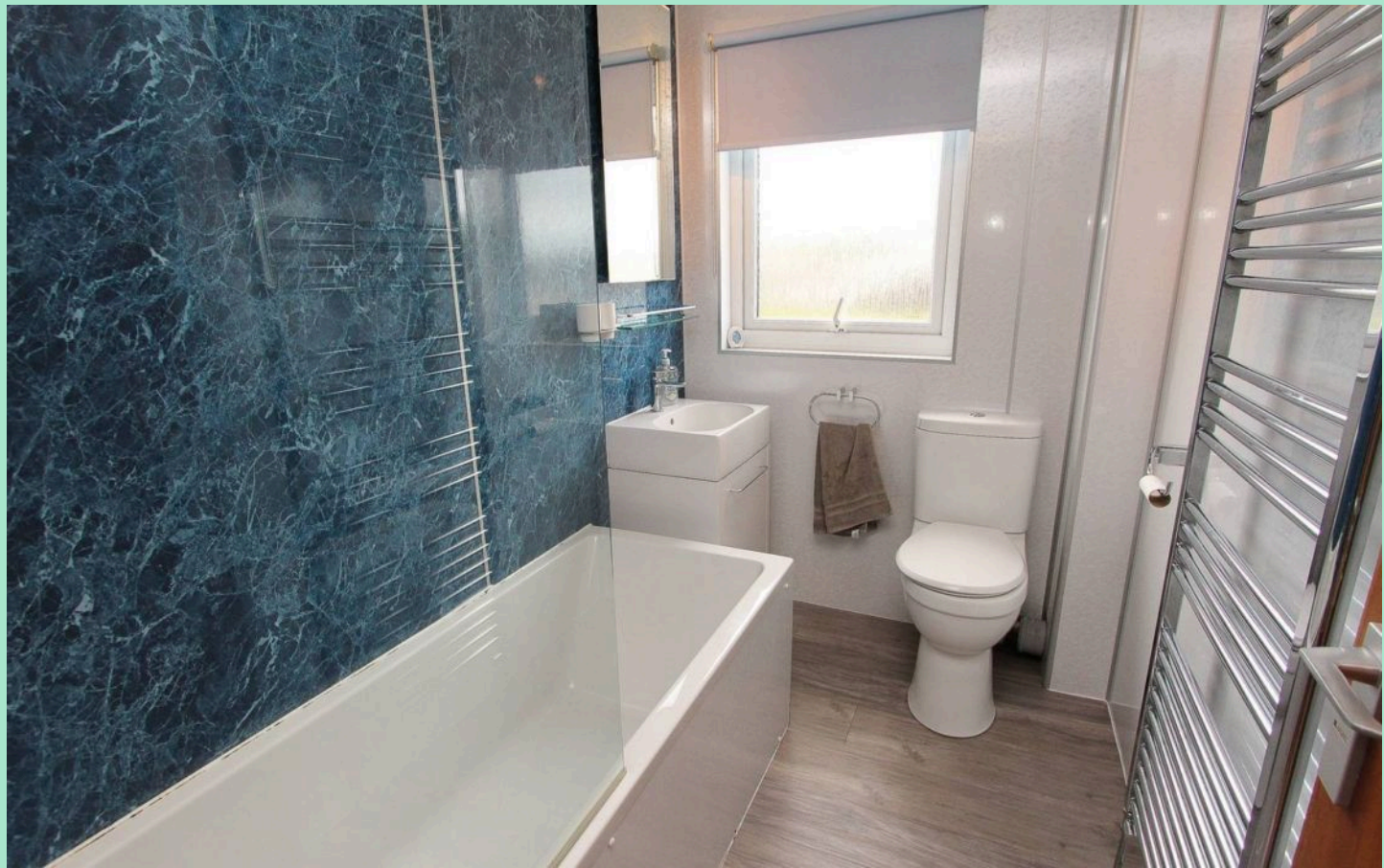
### **Garden**

The property is set amidst its own easily maintained garden ground. The front has mainly been laid out to lawn and is set within a low-level wall. There is pedestrian access to the rear garden. The rear garden has been laid out to artificial lawn for ease of maintenance. There is a paved driveway for off-road parking.

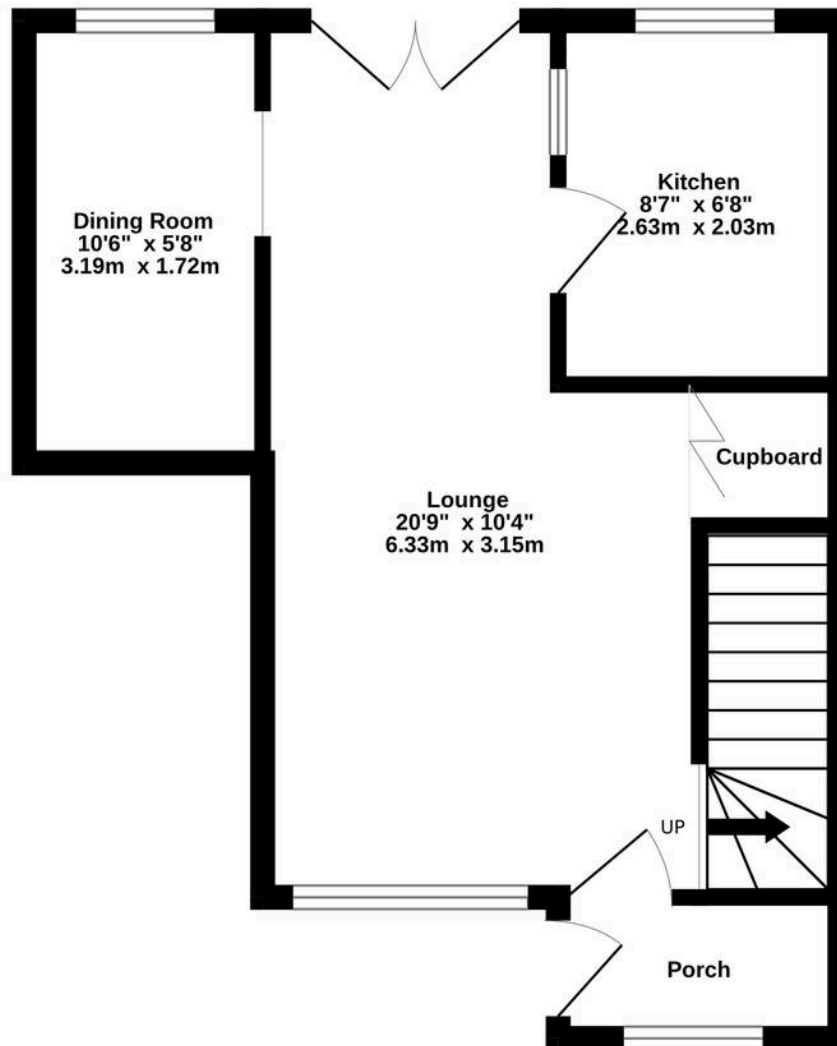
### **Off street**

1 Parking Space

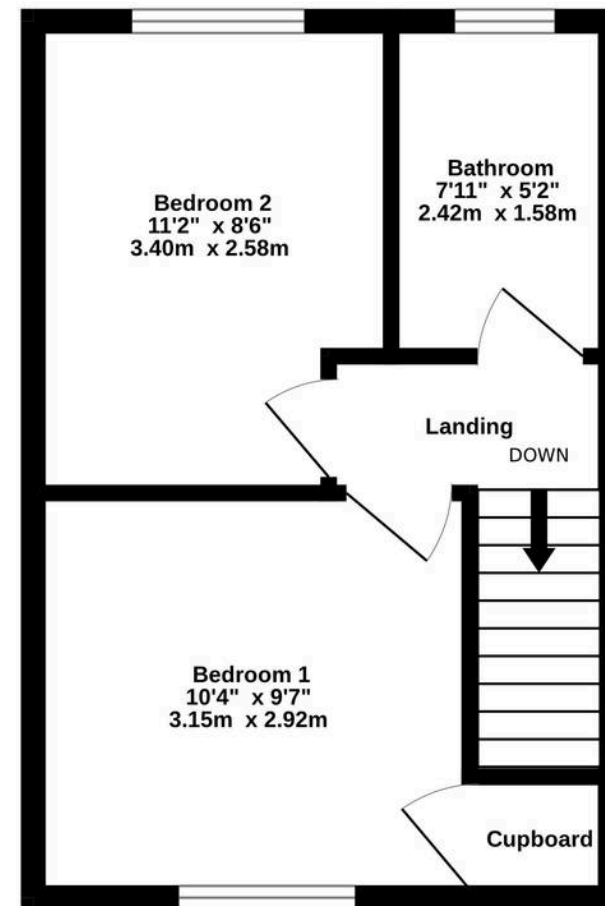
A paved driveway to the rear for off-road parking.



Ground Floor  
365 sq.ft. (33.9 sq.m.) approx.



1st Floor  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.