

FOR SALE

**29 QUEENS DRIVE,
STRANRAER, DG9 0DH**



A semi-detached villa with delightful views over parkland, located within a popular 'right to buy' residential development within easy reach of the town centre and all major amenities.

Excellent condition throughout and benefiting from a beech design kitchen, modern bathroom, new internal wood work, new internal plaster work, the use of laminate flooring, gas fired central heating and full modern uPVC double glazing.

Set within an easily maintained area of garden ground. Conveniently located near Sheuchan Primary School. Viewing is to be highly recommended. An ideal family home.

**PORCH, HALLWAY, LOUNGE, DINING AREA,
KITCHEN, REAR PORCH, BATHROOM,
3 BEDROOMS, GARDEN**

PRICE: Offers around £110,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Located within easy reach of the town centre and all major amenities, this is a semi-detached villa which provides very well proportioned and comfortable accommodation over two floors. The property, which is in excellent condition throughout, is of traditional construction under a tiled roof and benefits from having a splendid beech design kitchen, modern bathroom, new internal plaster work, new internal wood work, the use of laminate flooring, gas fired central heating and full modern uPVC double glazing.

It is set within its own easily maintained area of garden ground and is situated adjacent to other 'right to buy' residential properties of similar design with an open outlook to the front over parkland.

Local amenities within easy reach include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately a half mile distant. There is also a town centre and secondary school transport service available from closeby.

This is a very well proportioned residence and is ideally suited to family living.

Viewing of this excellent property is to be highly recommended.

POPRCH: (2.34m – 1m)

The property is accessed by way of a uPVC storm door. Painted pine wall panelling and painted pine ceiling.

HALLWAY:

The hallway provides access to almost all of the ground floor accommodation. Laminate flooring, CH radiator and telephone point. There is a built-in cupboard housing the electricity meter/consumer unit.

LOUNGE: (Approx 4.96m – 3.45m)

A very well proportioned and most comfortable room having a window to the front. Laminate flooring, TV/satellite point and CH radiator.



DINING ROOM: (Approx 2.5m – 3m)

The dining room is laid out in an open plan basis with the lounge and kitchen. French doors to the rear garden, TV point, laminate flooring and CH radiator.



KITCHEN: (Approx 3.65m – 3m)

The kitchen has been fitted with an excellent range of floor and wall mounted units in a beech design with slate style worktops incorporating a stainless steel sink with mixer. There is a 4 ring ceramic hob, cooker extractor hood, built-in oven, breakfast bar and plumbing for an automatic washing machine. Tiled splash backs, spotlight rail, laminate flooring and CH radiator.



BATHROOM: (Approx 2.76m – 1.68m)

The bathroom comprises WHB, WC and 'P' shaped bath in white. There is a Mira electric shower in place over vinyl panelled bath with curved shower screen. Recessed spotlights and heated towel rail.



BEDROOM 1: (Approx 4.18m – 3m)

A bedroom to the front with CH radiator, recessed spotlights and TV point.



PORCH: (Approx 0.96m – 2.5m)

Ideally suited for storage with uPVC storm door to the side and shelving. The Worcester gas fired central heating boiler is to be found in the porch.

LANDING:

The landing provides access to all the first floor bedroom accommodation, bathroom and loft.

BEDROOM 2: (Approx 2.94m – 3.7m)

A further bedroom to the front with built-in wardrobe, TV point and CH radiator.



**BEDROOM 3:
(Approx 3.28m at the widest – 3.44m)**

A bedroom to the rear with laminate flooring, TV point and CH radiator.



GARDEN:

The property is set within its own area of easily maintained area of garden ground. The front has been laid out to lawn. The rear garden comprises further lawn, paved patio, paviour patio, paviour pathways and raised gravel border.



29 Queens Drive



Sketch plan for illustrative purposes only

ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 11/02/2014

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, drainage and water. EPC = C

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**