

FOR SALE

**11 NURSERY AVENUE,
STRANRAER, DG9 0BS**



An extended end-of-terrace property which displays a range of pleasing features including comfortable and well proportioned accommodation, full gas fired CH and almost full uPVC double glazing. The house enjoys an open outlook over garden ground to the front and is within easy reach of all major amenities. Good condition throughout. An ideal first time purchase or buy-to-let opportunity.

**PORCH, HALLWAY, LOUNGE/DINING ROOM,
KITCHEN, BATHROOM, 3 BEDROOMS, GARDEN**

GUIDE PRICE £90,000 are invited



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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying a pleasant location towards the perimeter of Stranraer and having a pleasant outlook, this is a well presented, extended end-of-terrace property which provides comfortable and well-proportioned family accommodation over two floors.

There are a number of features to appreciate within this well maintained home including almost full uPVC double glazing, full gas fired central heating, new exterior render and very well maintained garden.

The property is of traditional construction under a tiled roof and is situated adjacent to other 'right to buy' residential units of similar style. There is scope for some general modernisation within.

Local amenities within easy reach include general store and Sheuchan primary school while all major amenities are to be found in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby. This is an ideal first home or buy-to-let opportunity.

PORCH: (Approx 1.25m – 1.6m)

The property is accessed by way of wooden storm door. Quarry tiled flooring and astragaled interior door to the hallway.

HALLWAY:

The hallway provides access to all of the ground floor accommodation. CH radiator, understairs cupboard and built-in cupboard housing the fuseboard & electric keycard meter.

LOUNGE: (Approx 4m – 4.1m)

A spacious main lounge to the front featuring a fyfe stone fire place with tiled hearth housing a living flame gas fire. Two CH radiators and TV point.



Further lounge image



DINING ROOM: (Approx 2.76m – 2.9m)

Laid out in an open plan basis with the lounge. Sliding patio doors to the rear garden, serving hatch to the kitchen, telephone point and CH radiator.



KITCHEN: (Approx 3.2m at the widest – 2.7m)

The kitchen is fitted with a range of cream floor and wall mounted units with marble style worktops incorporating an asterite one and a half sink with mixer. Electric cooker point, plumbing for an automatic washing machine and built-in larder cupboard.



LANDING:

There is a built-in cupboard housing the Worcester gas fired central heating boiler.

BATHROOM: (Approx 2m – 1.67)

The bathroom has been fitted with a whisper cream three piece comprising WC, WHB and Bath. There is a Triton electric shower in place over the bath. CH radiator.



BEDROOM 1: (Approx 4.12m – 2.76m)

A bedroom to the rear with built-in wardrobe and CH radiator.



**BEDROOM 2:
(Approx 4.12m at the widest – 3.4m)**

A bedroom to the front with built-in wardrobe and CH radiator.



BEDROOM 3: (Approx 4.12m – 2.76m)

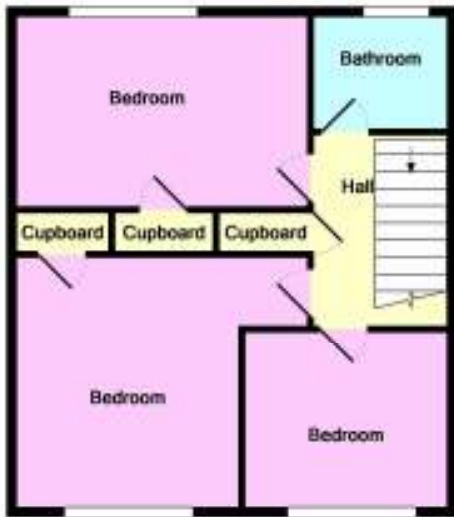
A further bedroom to the front with CH radiator.



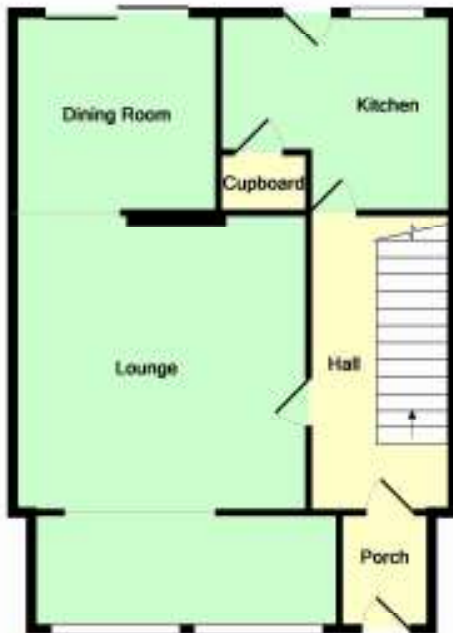
GARDEN:

The property is set within its own area of very well maintained garden ground. The front has been laid out in lawn with shrub and flower borders. The enclosed rear garden has been laid out in paving with planting borders. Outside water supply. There is a side access gate.





1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 020213

ENTRY: Negotiable

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

DETAILS PREPARED: 25/03/2015

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds and garden shed are included in the sale price.

SERVICES:

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

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.**