

FOR SALE

**7 ROYAL AVENUE,
STRANRAER, DG9 8ET**



An opportunity arises to acquire an extended, well-proportioned dwelling house conveniently located within easy reach of town centre and all major amenities. In excellent condition throughout, the property benefits from a medium oak kitchen, modern bathroom suite, gas fired central heating and uPVC double glazing. A traditional family home providing spacious and most comfortable accommodation over two floors. It is set within its own area of easily maintained garden ground with resident's car park to the rear.

**HALLWAY, LOUNGE, DINING ROOM, KITCHEN,
STUDY, BATHROOM, 3 BEDROOMS GARDEN,**

PRICE: Offers around £115,000 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:

Occupying a most convenient location on the fringe of the town centre, this is an extended end of terrace home which provides very well proportioned and comfortable family accommodation on two floors.

Of traditional construction under a tiled roof it is in excellent condition throughout and benefits from a medium oak kitchen, modern bathroom, delightful internal woodwork, uPVC double glazing and gas fired central heating.

The property also benefits from having a easily maintained garden ground with resident's car park to the rear.

It is situated adjacent to properties of similar style within the avenue.

The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling.

HALLWAY:

The property is accessed by way of a uPVC double glazed door with side panel. Dado rail, CH radiator, telephone point and understairs cupboard.

LOUNGE: (Approx 3.2m at the widest – 6.56m)

A main reception room to the front with two CH radiators, wall lights and TV point.



DINING ROOM: (Approx 3.4m – 3m)

A further reception room with laminate flooring, CH radiator and wall mounted TV point.



KITCHEN: (Approx 3.4m – 3m)

The kitchen has been fitted with a range of medium oak floor and wall mounted units with granite style worktops incorporating an asterite one and a half bowl sink with mixer. There is a Zanussi slot-in cooker, extractor hood, integrated Bosch automatic washing machine, integrated fridge and integrated freezer. Breakfast bar, built-in pantry cupboard, laminate flooring and CH radiator.



STUDY: (Approx 2.4m – 3m)

A most useful study/sitting room to the rear with telephone point and CH radiator.



BEDROOM 1: (Approx 3.1m at the widest – 3.8m)

A bedroom to the rear with CH radiator.



LANDING:

The landing provides access to the bedroom accommodation and the bathroom. There is a large built-in shelved cupboard. Access to the loft.

BATHROOM: (Approx 2.77m – 1.6m)

The bathroom is fitted with a three piece suite in white comprising WHB, WC and bath. There is a separate vinyl panelled shower cubicle with mains shower. Partial vinyl wall panelling, ceramic wall tiles, CH radiator and extractor fan.



BEDROOM 2: (Approx 3.3m – 2.6m)

A bedroom to the front with CH radiator.



BEDROOM 3: (Approx 2.6m at the widest – 2.6m)

A further bedroom to the front with CH radiator.

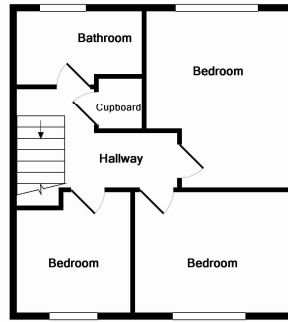
Bedroom 3 image



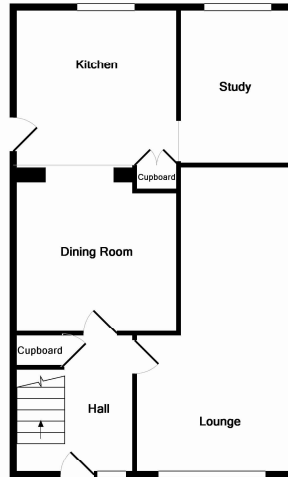
GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out in quartz gravel set within a low level wall. There is pathway to the side leading to the rear garden. The rear garden has also been laid out in quartz gravel with flower borders. There are two wooden garden sheds included in the sale price. To the rear of the property there is a resident's car park.

Rear elevation



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2015

ENTRY: Negotiable

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

DETAILS PREPARED: 08/07/2015

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, curtains, light fittings, Zanussi cooker, Bosch automatic washing machine, integrated fridge, integrated freezer and garden sheds are included in the sale price.

SERVICES:

Mains electricity, gas, water and drainage. 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.