

FOR SALE

**MILLBROOK
CLENCH STREET
STRANRAER**



An opportunity to acquire a centrally located semi detached bungalow which has been extensively refurbished and modernised to a high standard. Situated within a most popular residential area only a short walk from the town centre, this immaculate property provides most comfortable and well proportioned accommodation on one floor. It benefits from full gas fired CH (with new boiler), partial upvc framed double glazing, splendid high gloss kitchen, attractive internal wood finishings and garage to the rear. Set within an easily maintained and landscaped area of garden ground.

Early viewing is to be recommended.

**HALLWAY, LOUNGE, DINING ROOM, SITTING ROOM,
KITCHEN, BATHROOM, 2 DOUBLE BEDROOMS,
GARDEN, GARAGE**

PRICE: Offers Around **£139,500** are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

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www.swpc.co.uk



DESCRIPTION:

Located only a short distance from the town centre and within easy reach of all amenities, this is an extensively modernised and fully refurbished semi detached bungalow which provides most comfortable accommodation on one floor.

The property is in immaculate condition throughout and displays a very full range of attractive features including pleasant internal wood finishings, extensive Karndeian flooring, full gas fired central heating, partial upvc framed double glazing, provision of a splendid high gloss style kitchen, lovely new bathroom and a garage to the rear.

It is situated within a popular and sought after residential area of the town and is adjacent to other private residences of varying design with an outlook over and the garden ground and residential / commercial premises.

Of traditional construction, the property benefits from having very well proportioned and comfortable accommodation and a small landscaped garden.

All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary / secondary schooling.

Viewing of this most pleasant home is to be thoroughly recommended.



DINING ROOM: (16ft 5in – 8ft 6in)

A bright room with window to front and double glazed patio doors to the side. There is a carved wood fire surround, Karndeian flooring, CH radiator and tiled worktop. Wall lighting and picture light. Astragaled door to the kitchen. Within this room, there is a utility area with plumbing for both automatic washing machine and for dishwasher and venting for tumble drier.



SITTING ROOM: (13ft 8in – 11ft 8in)

This additional reception room has access to the kitchen and also to the hallway. Modern upvc door to the side. Window to the side, CH radiator, Karndeian flooring with attractive inlay, wall lighting and leaf glazed divider to hallway. Telephone point.



LOUNGE: (15ft 9in – 13ft)

This is a most comfortable room with a full depth window to the front overlooking the neat courtyard garden. There is a delightful marble fireplace housing a living flame gas fire, dado rail, oak laminate flooring, wall lighting, CH radiator and telephone point.

INNER HALLWAY: (20ft – 3ft 9in)

This provides access to the bedroom accommodation and to the bathroom. Laminate flooring, CH radiator, dimmer switch and access to the insulated attic with light and flooring. Built in cupboard housing the recently installed Ferroli gas fired central heating boiler.

KITCHEN: (11ft 7in – 8ft 6in)

The modern kitchen is situated between sitting room and dining room. It has been fitted with an extensive range of white high gloss style floor and wall mounted units with granite style worktops, underlighting, glazed display units and incorporating a one and a half bowl oatmeal asterite sink unit with mixer. There is a 4 electric hob, built-in oven, stainless steel cooker extractor hood, electric cooker point. Karndeian flooring, partial wall tiling, extractor fan, CH radiator, ceiling downlighters and 4 light rail. Archway to sitting room.



BATHROOM: (10ft 10in – 6ft 9in + Recess)

The new bathroom has been fitted with WC, WHB with chinese waterfall tap feature and Bath with shower attachment. Tiled floor, partial wall tiling, extractor, wall mirror and ceiling downlighters. Two velux windows. There is a fully tiled shower recess with a Mira mains shower in place.



BEDROOM: (15ft – 9ft 1in)

A very well proportioned double bedroom to the rear with a full depth window and door to the landscaped garden. There are three built in double wardrobes, wall lighting, TV point, laminate flooring and CH radiator.



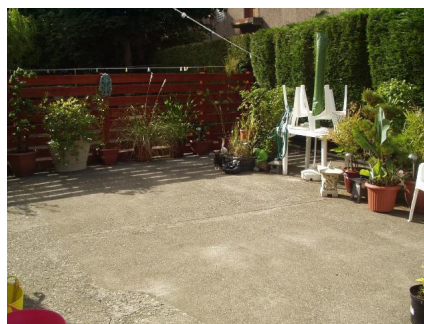
BEDROOM: (12ft 6in – 9ft 5in)

A further very spacious double bedroom with full depth window to the rear. Laminate flooring, wall lighting, built in triple wardrobe, CH radiator and TV point.



GARDEN:

The property is set within a fully landscaped area of garden ground. To the front there is a courtyard garden, access to garage, water supply and sky dish. At the rear there is a fully enclosed garden / courtyard with border and outside lighting.



GARAGE: (15ft – 8ft 8in)

This is a garage with up and over door, light and power supplies. Shelf and skylight window.

ENTRY: Negotiable

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

DETAILS PREPARED: 16/06/08

COUNCIL TAX: Band 'D'

GENERAL:

All blinds, curtain rails and light fittings are included in the sale price. The dining room table and chairs can be negotiated privately with the sellers.

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.
Tel: (01776) 706147 Fax: (01776) 706890**

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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.