



13 Willowbank, Stranraer

Stranraer, DG9 0DL

Offers Over £90,000 are invited.

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Local amenities include a general store and Sheuchan Primary School while all major amenities are located 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 close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi detached bungalow
- Walk in condition
- Well proportioned accommodation
- Well sought after location
- Spacious double bedroom
- Generous sized and easily maintained garden grounds
- Fully double glazed
- Oil fired central heating



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Nestled in a well sought-after location, this delightful 1 Bedroom Semi-Detached Bungalow offers a comfortable retreat in walk-in condition. Boasting well-proportioned accommodation, this charming residence features a spacious double bedroom, fully double glazed windows, and efficient oil-fired central heating.

Step outside into the property's inviting outdoor space, where a meticulously maintained front garden, with gravel for easy upkeep, makes for a welcoming entrance. The enclosed and terraced rear garden, fully paved provides is of easy maintenance. Residents can conveniently park on the residential on-street parking located in front of the property. This idyllic abode presents an opportunity to enjoy a peaceful lifestyle in a coveted locale.



Hallway

Access to the property is by way of uPVC storm door with side panel. Built-in storage cupboard and cupboard housing the electric meter/fuseboard.

Lounge

13' 7" x 10' 1" (4.13m x 3.07m)

A bright and spacious lounge to the front of property with large double glazed window as well as central heating radiator as well as direct access to kitchen and TV point.

Kitchen

9' 10" x 5' 7" (3.00m x 1.70m)

The kitchen is fitted with a range of floor units in white with granite style worktops incorporating a stainless steel sink with mixer. There is an electric cooker and plumbing for an automatic washing machine. CH radiator.

Shower Room

6' 6" x 5' 6" (1.97m x 1.68m)

The shower room is fitted with a WHB, WC and corner shower cubicle with a mains shower. Heated towel rail.

Bedroom

10' 1" x 9' 8" (3.07m x 2.95m)

A bright and spacious double bedroom to the rear with CH radiator and built-in wardrobe as well as large double glazed window providing an outlook over rear garden grounds.

Garden

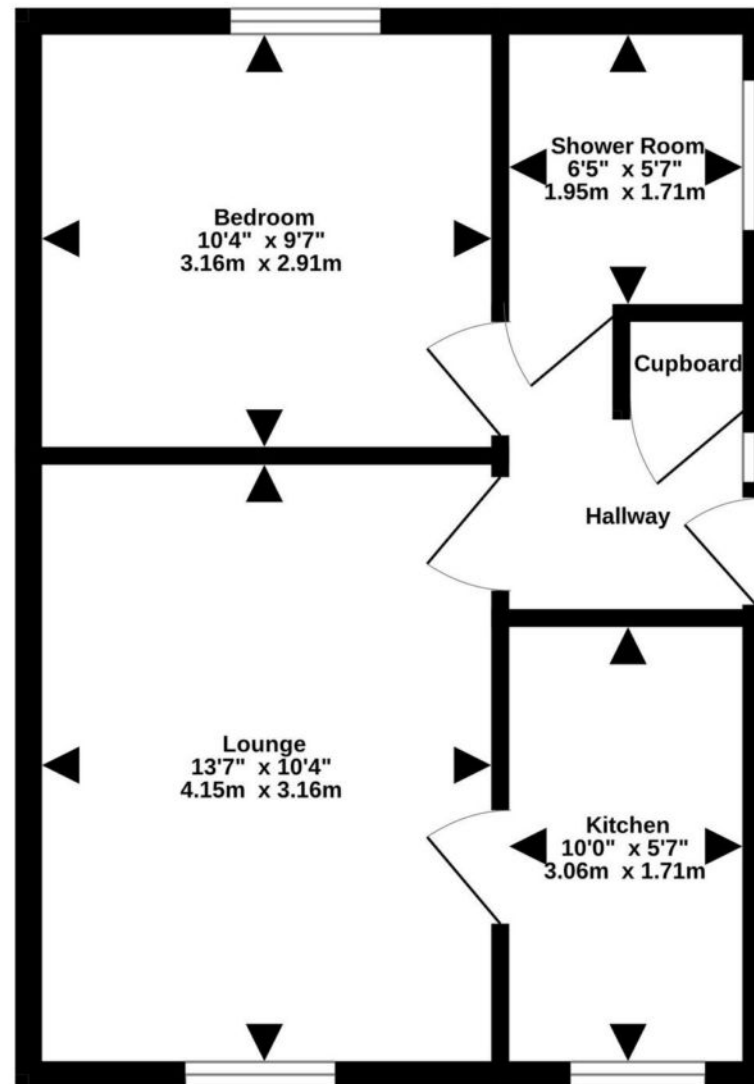
The property is set within an easily maintained area of garden ground. The front is laid out to gravel for ease of maintenance. The enclosed, terraced rear garden is fully paved.

On street

1 Parking Space

Residential on street parking to front of property.





Ground Floor
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA : 370 sq.ft. (34.4 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.