



south west property centre



2 Glenwell Avenue, Stranraer

Stranraer, DG9 7BA

PRICE: Offers Over £65,000 are invited.

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Stranraer, DG9 7BA

Stranraer is a well established coastal town situated in the south west of Scotland, offering a wide range of local amenities including supermarkets, independent shops, healthcare facilities, primary and secondary schooling, leisure facilities and a modern marina development. The town benefits from excellent transport connections including rail links to Ayr and Glasgow, while the nearby A75 provides access east towards Dumfries and the national motorway network. Glenwell Avenue is located within a popular residential area on the edge of the town, conveniently positioned for everyday amenities and local schooling. The surrounding area enjoys pleasant open outlooks with nearby countryside walks and coastal scenery readily accessible, making it an ideal location for those seeking a balance between town convenience and outdoor lifestyle opportunities.

Council Tax band: A

Tenure: Freehold

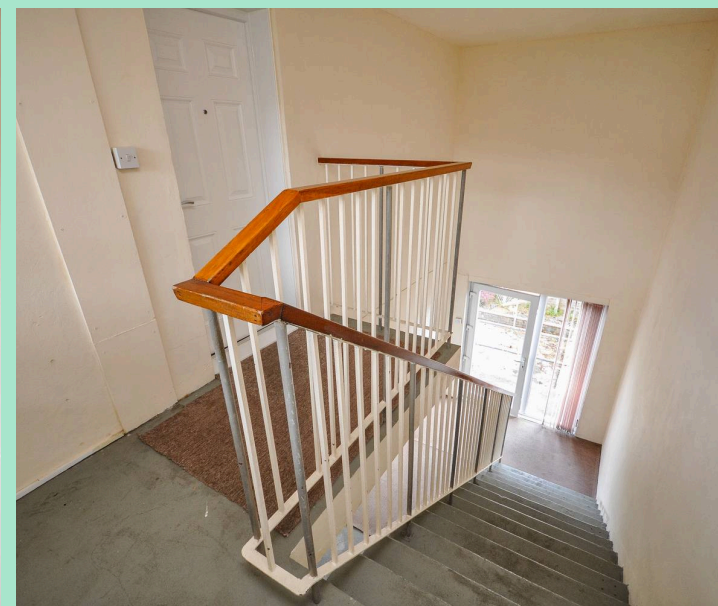
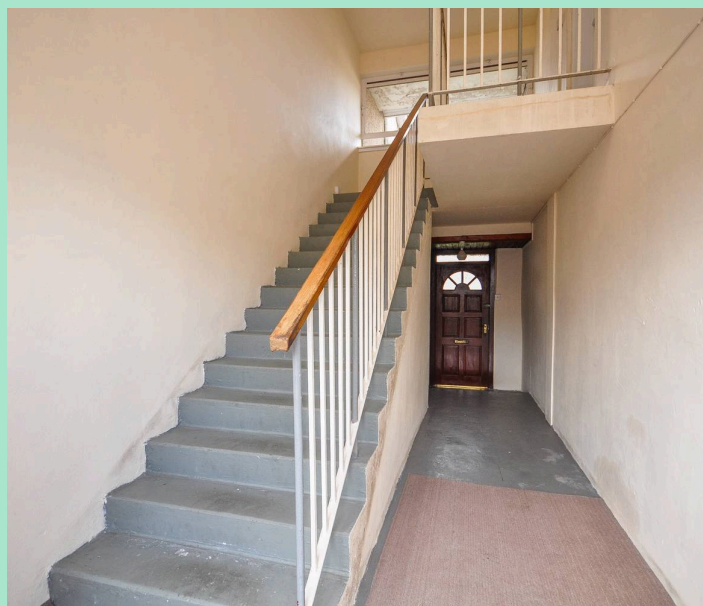
EPC Energy Efficiency Rating: C

- Spacious upper floor flat
- Two well proportioned bedrooms
- Private entrance & enclosed rear garden
- Modern fitted kitchen
- Gas fired central heating (3 years) & boiler serviced annually
- Contemporary bathroom
- Convenient residential location within Stranraer
- Walking distance to primary school
- Ideal first time purchase or buy to let investment
- Full UPVC double glazing



Situated within a popular residential area of Stranraer, this well presented upper floor flat offers spacious and comfortable accommodation throughout, ideally suited to a range of purchasers including first time buyers, downsizers and investors alike. Occupying an elevated position, the property benefits from pleasant open outlooks across the surrounding area and towards the nearby countryside. Access is provided via a bright and spacious private entrance and stairwell. Internally, the accommodation is presented in neutral tones throughout and briefly comprises a generously proportioned lounge enjoying dual aspect windows and an attractive focal point fireplace, creating a bright and welcoming living space with ample room for both lounge and dining furnishings.

The modern fitted kitchen has been finished with a range of contemporary wall and base mounted units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, while the large window provides further natural light and open outlooks. There are two well proportioned bedrooms, both benefiting from neutral décor and click vinyl flooring, with the principal bedroom further enhanced by built in storage facilities. A modern family bathroom comprises a white three piece suite including wash hand basin with vanity storage, WC and bath with shower attachment and glazed screen. Additional storage is provided via a useful walk in cupboard fitted with shelving, offering excellent practicality for day to day living.



Externally, the property enjoys a low maintenance enclosed rear garden predominantly laid with paved patio areas.. Raised planting beds, drying facilities and timber fencing further enhance the outdoor space while providing a degree of privacy. Nearby residents' parking and garage facilities are also situated to the rear of the property. Glenwell Avenue is conveniently positioned within easy reach of local amenities, schooling, supermarkets and transport links, while Stranraer town centre offers a wider range of shops, leisure facilities and commuter connections. It is to be noted that for those looking for a buy-to-let investment, all certification for gas & electric installations are up to date as well as having all equipment for fire safety regulation recently installed.



Entrance hall

A bright and spacious private entrance hall and stairwell with both from front and rear entrance leading to well maintained stairway featuring contemporary white balustrades and timber handrails. Accommodation accessed via UPVC storm door.

Lounge

14' 7" x 13' 1" (4.45m x 3.98m)

A generously proportioned lounge benefitting from dual aspect double glazed windows, creating a bright and inviting living space. The room is finished with neutral décor and click vinyl flooring, offering an ideal blank canvas for personalisation. A decorative electric fireplace as well as central heating radiator with access into rear kitchen.

Kitchen

13' 1" x 7' 2" (3.98m x 2.19m)

A modern fitted kitchen comprising a range of contemporary wall and floor mounted units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric fan oven with hob and extractor hood above, while a large double glazed window above an inset composite sink with mixer tap, provides open outlooks across the surrounding area.

Bathroom

9' 1" x 6' 9" (2.78m x 2.07m)

A well presented family bathroom fitted with a modern white three piece suite comprising WC, wash hand basin with vanity storage and bath with shower attachment and glazed screen. The room is finished with contemporary wall tiling surrounding the bath area, complemented by click vinyl flooring and neutral décor throughout. An opaque window provides natural light and ventilation, creating a bright and practical space.



Bedroom

13' 3" x 9' 1" (4.04m x 2.78m)

A bright and well proportioned bedroom finished in neutral tones with click vinyl flooring throughout. The room benefits from a large window allowing excellent levels of natural light while offering pleasant open outlooks. Offering ample space for free standing bedroom furnishings, this versatile room would be ideally suited as a guest bedroom, home office or nursery.

Bedroom

12' 4" x 9' 1" (3.76m x 2.76m)

A spacious double bedroom enjoying neutral décor and wood effect flooring, creating a bright and easily personalised living space. The room benefits from a large window providing good natural light, while built in storage cupboards offer practical wardrobe and shelving space. Generously proportioned, the room comfortably accommodates a range of bedroom furnishings.

Boxroom

A useful walk in storage area fitted with shelving, providing excellent additional storage space for household items.

Garden

Externally, the property benefits from a low maintenance enclosed rear garden predominantly laid with paved patio areas. The garden is bordered by timber fencing offering a degree of privacy, while raised planting beds and drying facilities further enhance the practicality of the outdoor space. Access is provided directly from the property via rear steps and handrails.

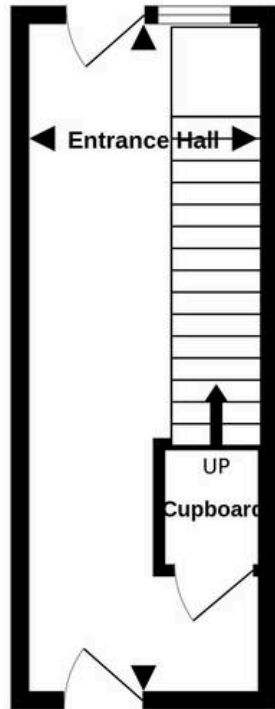
ALLOCATED PARKING

1 Parking Space

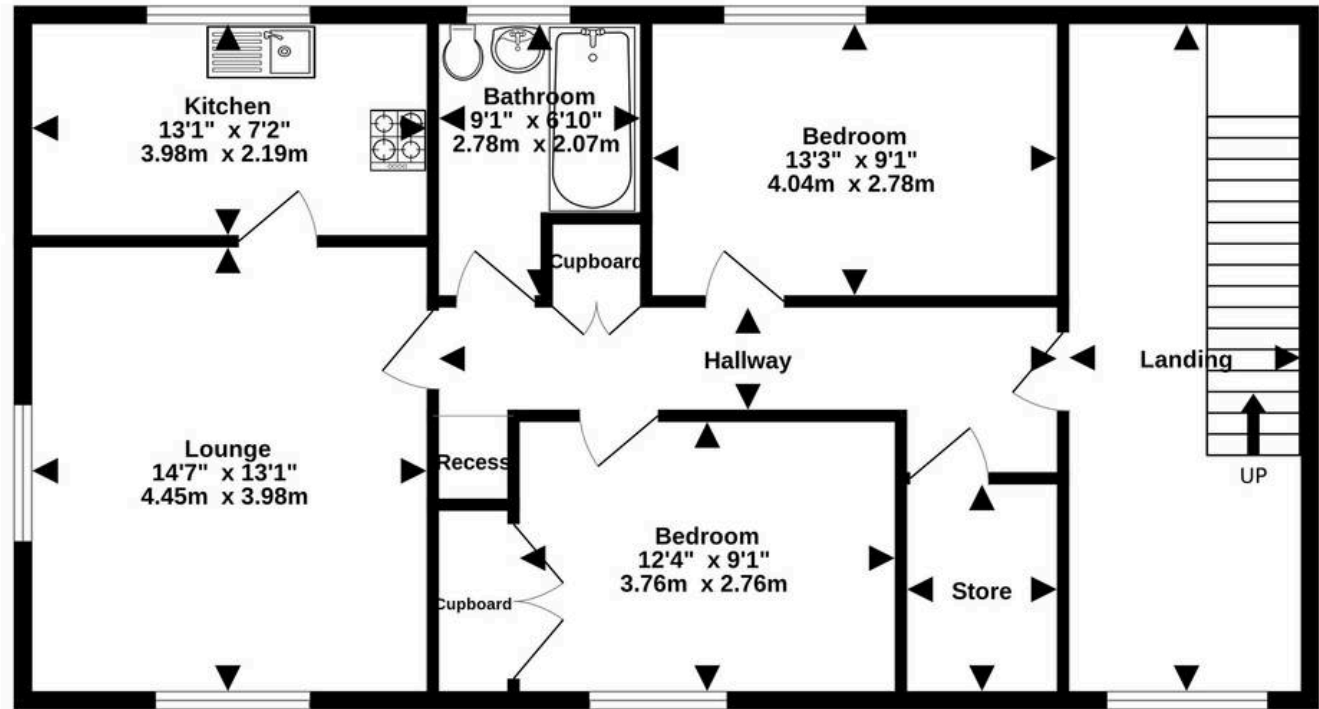




Ground Floor
172 sq.ft. (15.9 sq.m.) approx.



1st Floor
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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.