



**SWPC**  
south west property centre

[www.swpc.co.uk](http://www.swpc.co.uk)

**Offers Over £110,000 are invited**

**3 Cairnview Crescent  
Stranraer  
DG9 7FJ**





An opportunity to acquire a modern semi-detached villa ideally suited to the first-time buyer or those in search of an investment opportunity. This property benefits from a spacious modern kitchen with bright and contemporary décor throughout. In fair condition throughout, it also benefits from a full double glazing and gas fired central heating. Set within its own area of easily maintained garden ground. Off street parking.

**ENTRANCE HALLWAY, WC, LOUNGE, KITCHEN/DINING AREA, BATHROOM, 3 BEDROOMS, GARDEN**



Located towards the southern perimeter of the town and yet within easy reach of the town centre, this is a semi-detached property ideally suited to the first-time buyer or those in search of an investment opportunity.

Of timber frame construction under a tiled roof, the property benefits from full double glazing and gas fired central heating.

This property benefits from a spacious modern kitchen with bright and contemporary décor throughout. It is situated adjacent to other properties of similar style and is set within its own area of fully landscaped garden ground. Local amenities include a general store and Belmont Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

**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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## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout..

## COUNCIL TAX

Band C

## EPC RATING

C

## SERVICES

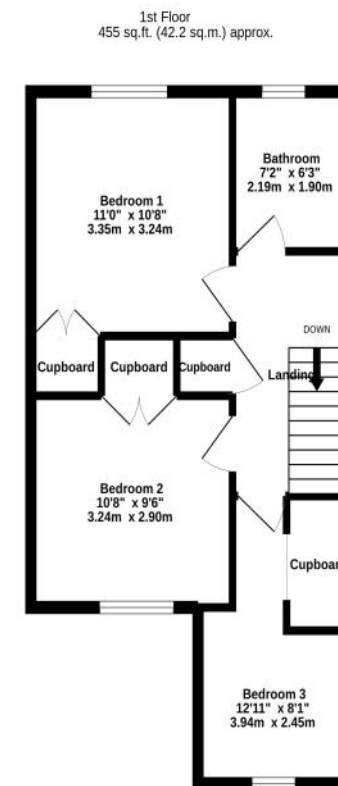
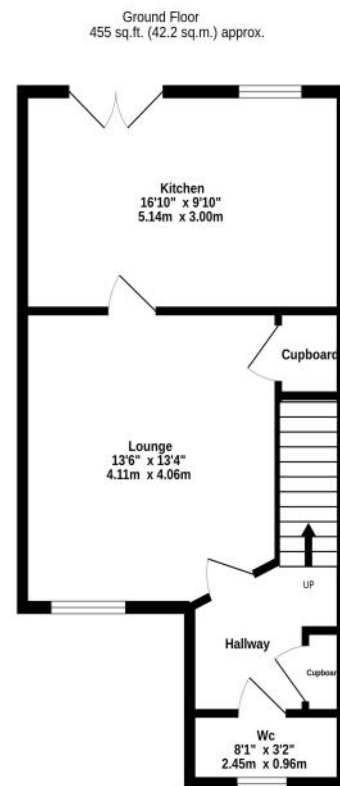
Mains gas, electricity and water.

## VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

## OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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