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Offers Over £92,000 are invited

**32 Antrim Avenue
Stranraer
DG9 7AZ**



Located towards the southern perimeter of town, this is an end-of-terrace family home providing well—proportioned and comfortable family accommodation over two levels. The property is in good condition throughout with scope for some general modernisation within. The property benefits from uPVC double glazing and electric heating.

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



Located towards the southern perimeter of town and located only a short walk from primary schooling, this is a spacious end-of-terrace property situated within a 'right to buy' residential development.

Of traditional construction under a tile roof, the property is well suited to family living and benefits from new internal doors, uPVC double glazing and electric heating. In good condition throughout with scope for some general modernisation within.

It is situated adjacent to other residential properties of similar design with an outlook over same to the front and garden ground to the rear. The property is set within its own area of easily maintained garden ground with the potential for off road parking to the rear.

Local amenities include access to general store and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and school transport service available from close by.

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.

ACCOMODATION

PORCH:

The property is accessed by way of a uPVC storm door with side panel. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all of the ground floor accommodation. Two built-in storage cupboards.

LOUNGE/DINING ROOM:

A comfortable main lounge to the front with an open outlook over parkland. Electric storage heater and TV point.

KITCHEN:

The kitchen is fitted with a range of beechwood design floor and wall mounted units with onyx style worktops incorporating a stainless steel sink. Electric cooker point, electric fan heater and extractor.



LANDING:

The landing has two built-in storage cupboards.

BATHROOM:

The bathroom is fitted with a 3-piece bathroom suite comprising WHB, WC and bath. There is an electric shower in place over the bath with shower screen.

BEDROOM 1:

A bedroom to the front with built-in wardrobe.

BEDROOM 2:

A bedroom to the rear with built-in wardrobe.

BEDROOM 3:

A further bedroom to the front.

GARDEN:

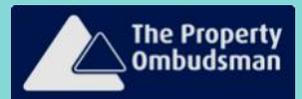
The property is set within its own easily maintained area of garden ground. The front has mainly been laid out to lawn with planting borders. The enclosed rear patio garden has mainly been laid out to gravel for ease of maintenance. Garden shed.





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Charlotte Street
Stranraer
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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

B

EPC RATING

E

SERVICES

Mains electricity, water & drainage.

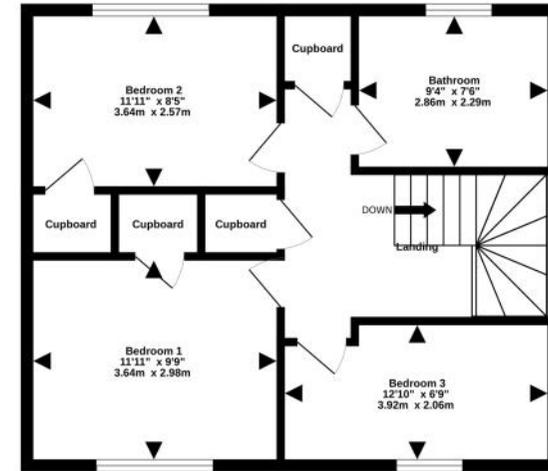
VIEWING ARRANGEMENTS

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

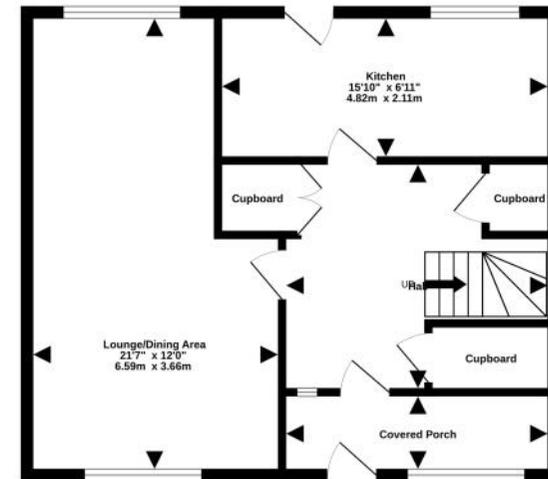
OFFERS

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.

1st Floor



Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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