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Offers Over £100,000 are invited

**4 Aird Crescent
Castle Kennedy
DG9 8SA**



A well-presented semi-detached property occupying a pleasant location within the popular village of Castle Kennedy. All major facilities are to be found close by in the town of Stranraer approx. 3 miles distant. In excellent condition throughout, the property displays a full range of benefits including a delightful modern design, dining kitchen, modern shower room, attractive internal finishings, uPVC double glazing and oil fired central heating (boiler installed 2021). It is set within its own area of fully landscaped and easily maintained garden ground with off road parking to the rear.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
SHOWER ROOM, 3 BEDROOMS, GARDEN, WORKSHOP**



Located within a residential development in the popular village of Castle Kennedy and within easy reach of the town of Stranraer, this is a well-presented semi-detached family residence which displays a full range of pleasing features. The property which has been modernised in the recent past is in excellent condition throughout and benefits from spacious family accommodation, modern design kitchen, modern bathroom, attractive internal finishings, the use of oak flooring, uPVC double glazing and oil fired central heating. Of traditional construction under a tiled roof, the property is set within its own area of easily maintained garden ground with off road parking to the rear. It is situated adjacent to other properties of similar style and has an outlook to the front over other similar residences with the outlook to the rear being over garden ground. Local amenities include a village shop, petrol station and primary school while all major amenities are located in and around the town of Stranraer some 3 miles distant and includes supermarkets, healthcare, indoor leisure pool complex and secondary school.

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.

Accommodation

HALLWAY:

The property is accessed by way of an uPVC storm door with side panel. Oak flooring and CH radiator.

LOUNGE: (Approx 3.38m – 5.68m)

This is a most comfortable and well appointed lounge with windows to the front and rear. There is a wooden fire surround housing an electric fire. Oak flooring, wall lights, two CH radiators and TV point.

'DINING' KITCHEN: (Approx 3.86m at the widest – 5.63m)

The splendid modern kitchen has been fitted with an excellent range of floor mounted units with marble style worktops incorporating a stainless steel sink with mixer. There is a four ring electric hob, extractor hood, built-in oven and plumbing for an automatic washing machine. TV point, CH radiator and spotlight rails.

SHOWER ROOM: (Approx 1.95m – 1.6m)

The vinyl panelled shower room has been fitted with a WHB, WC and corner shower cubicle. Recessed lighting, heated towel rail and extractor.

BEDROOM 1: (Approx 2.92m – 4m)

A bedroom to the front with built-in wardrobe, TV point and CH radiator.

BEDROOM 2: (Approx 3.4m – 2.8m)

A further bedroom to the front with CH radiator and TV point.

BEDROOM 3: (Approx 2.51m – 2.74m)

A bedroom to the rear with built-in wardrobe and CH radiator.

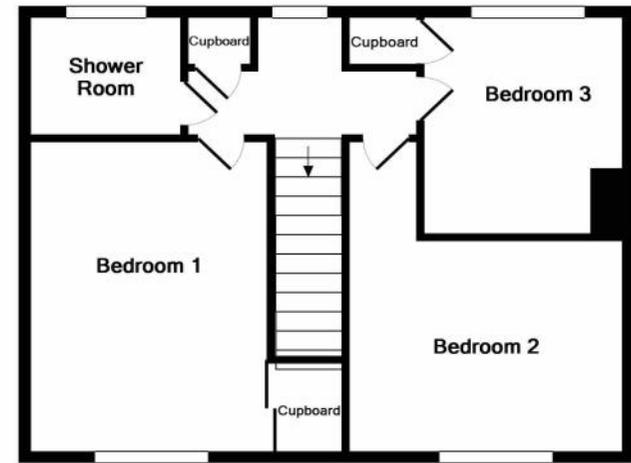
WORKSHOP: (Approx 3m – 2.15m)

A brick built workshop with service door to the rear, window to the side, power and light.

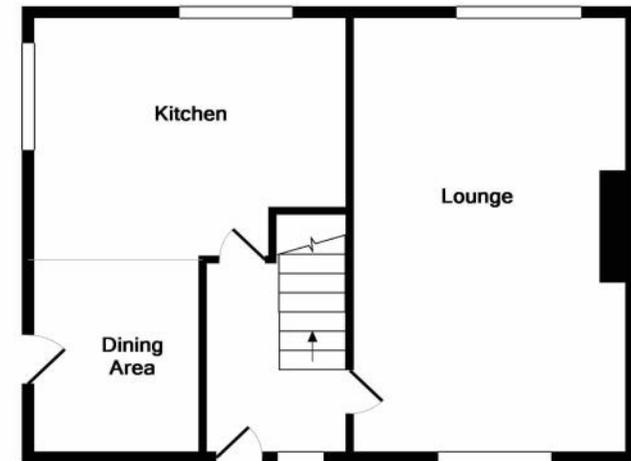
GARDEN:

The property is set within its own easily maintained area of garden ground. To the front there is an area of Lawn within a low level wall, planting borders and gravel chippings to the side. The rear garden comprises a raised area of timber decking with decorative balustrade, gravel border and concrete driveway. Outside water supply and lighting. The Worcester oil fired boiler is to be found in the rear garden.





1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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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 B

EPC RATING

D

SERVICES

Mains electricity, water & drainage. Oil fired central heating.

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.

