

FOR SALE

**14 FAIRHURST ROAD,
STRANRAER, DG9 7QN**



This is an end-of-terrace home occupying an elevated position within a popular development towards the southern side of Stranraer and within easy reach of all major amenities. In fair condition throughout with scope for modernisation within. The property is ideally suited to the first-time buyer or as a buy to let unit. The property is set within a corner site plot of garden ground. Gas fired central heating and uPVC double glazing.

HALLWAY, LOUNGE, 'DINING' KITCHEN, REAR PORCH, BATHROOM, 3 BEDROOMS, GARDEN

PRICE: Offers over £70,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION

Located within a popular residential area towards the southern side of Stranraer, within easy reach of the town centre and conveniently situated for primary school, this is a well proportioned end of terrace family home which is ideally suited to the first time buyer or as a buy to let unit.

The property, which is in fair condition throughout and with potential for modernisation within.

Of traditional construction under a tiled roof, the property benefits from gas fired central heating and uPVC double glazing. It is set within its own corner site garden ground.

It is situated adjacent to other properties of similar style and has an outlook over same.

Local amenities include a general store, The Ryan Centre and primary schooling while all other major amenities are located in and around the town centre to include supermarkets, healthcare and indoor leisure pool complex.

HALLWAY:

The property is accessed by way of a uPVC storm door with side panel.

LOUNGE:

This is a spacious room to the front. There is a Fyfe stone fire surround housing an electric fire. Laminate flooring gas fired with tiled hearth. Laminate flooring, TV point and CH radiator.



'DINING' KITCHEN: (Approx 4.28m – 2m)

The kitchen is fitted with a range floor and wall mounted units in white with marble style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, and plumbing for an automatic washing machine. CH radiator.



REAR PORCH: (Approx 1.28m – 1.86m)

Rear porch located off the kitchen. Built-in cupboard and gas fired central heating boiler.

BEDROOM 1:

A bedroom to the front with CH radiator.



BEDROOM 2:
A further bedroom to the front with CH radiator.



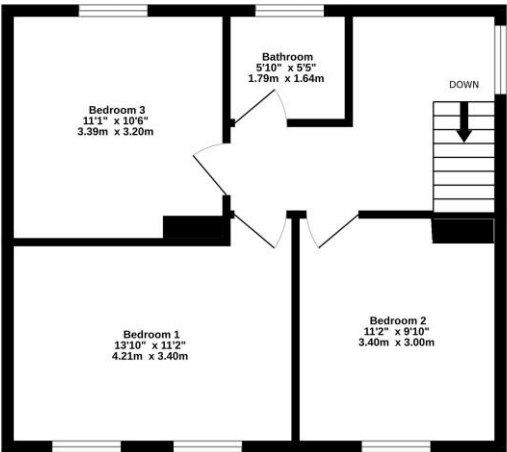
BEDROOM 3:
A bedroom to the rear with CH radiator.



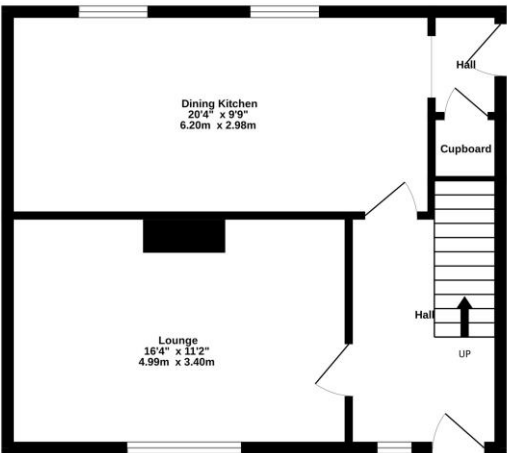
BATHROOM:
The bathroom is fitted with a coloured three-piece suite comprising WHB, WC and bath. There is an electric shower in place over the bath.



GARDEN:
The property is set within its own area of corner site garden ground which has mainly been laid out to lawn.



1st Floor
492 sq.ft. (45.7 sq.m.) approx.



Ground Floor
489 sq.ft. (45.4 sq.m.) approx.

TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

DETAILS PREPARED: 24/01/23

VIEWING: By appt with South West Property Centre

COUNCIL TAX: Band B

GENERAL: Carpets and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, water, and drainage. EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.