

FOR SALE

6 DRUM HILL, STRANRAER, DG9 7FB



An extremely well-appointed, modern, extended semi-detached villa providing spacious family accommodation over two levels. The property is in excellent condition throughout benefiting from a splendid shaker design 'dining' kitchen, modern bathroom, delightful shower room, internal oak doors, tasteful décor, electric heating, and double glazing. Set within its own area of easily maintained, fully landscaped, garden ground. Ample off-road parking.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
DINING ROOM, SHOWER ROOM, BATHROOM,
4 BEDROOMS, GARDEN**

PRICE: Offers over £150,000 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 modern residential development towards the southern end of Stranraer, this is an extended, well-appointed, semi-detached villa.

Of original timber frame construction under a tiled roof, the property benefits from a splendid shaker design 'dining' kitchen, modern bathroom, delightful shower room, internal oak doors, bright tasteful décor, full double glazing, and electric heating.

It is set within its own fully landscaped area of garden ground.

Local amenities include Belmont primary school, convenience store and access to the Ryan Centre leisure complex. All major amenities including supermarkets, healthcare and secondary school are all to be found in Stranraer itself.

Viewing of this most pleasant semi-detached modern villa is to be recommended.

HALLWAY:

Access to the property is by way of a uPVC storm door.

SHOWER ROOM:

A shower room comprised of a WHB, WC and corner shower cubicle with an electric shower. Heated towel rail.



LOUNGE:

This is a most comfortable and bright reception room to the front. There is a polished stone fire surround housing an electric fire. Electric storage heater and TV point. Large under stairs cupboard.



Further lounge images



'DINING' KITCHEN:

The kitchen has been fitted with an excellent range of shaker design floor and wall mounted units with woodgrain style worktops incorporating a ceramic sink with swan neck mixer. There is an electric cooker point, dishwasher, and plumbing for an automatic washing machine. Electric storage heater.



Further kitchen image



DINING ROOM:

A further reception room to the rear with sliding patio doors leading to the rear garden. Electric storage heater.



LANDING:

Access to bedroom accommodation and to the bathroom. Built-in storage cupboard and access to the insulated attic.

BATHROOM:

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



BEDROOM 1:

A bedroom to the front with built-in wardrobe, storage cupboard, and electric panel heater.



BEDROOM 2:

A bedroom to the rear with built-in wardrobe and electric panel heater.



BEDROOM 3:

A further bedroom to the front with a built-in wardrobe and electric panel heater.



BEDROOM 4:

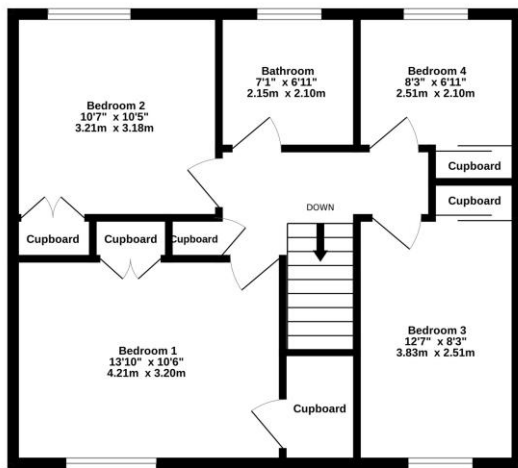
A further bedroom to the rear with a built-in wardrobe and electric panel heater.



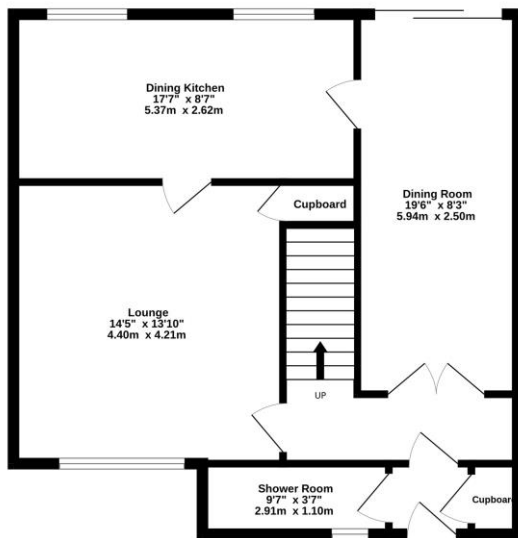
GARDEN:

The property is set within its own area of well-maintained, fully landscaped garden ground. The front has been laid out in gravel with mature shrubs. There is a large monobloc driveway for off-road parking. The private rear garden is comprised of a large, paved patio, gravel borders, and mature shrub borders.





1st Floor
595 sq.ft. (55.3 sq.m.) approx.



Ground Floor
653 sq.ft. (60.7 sq.m.) approx.

TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023

ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 04/08/2023

COUNCIL TAX: Band 'C'

GENERAL:

All fitted floor coverings, blinds, dishwasher and garden shed are included in the sale price.

SERVICES:

Mains electricity, water, and drainage. EPC = D

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre, Charlotte Street,
Stranraer, DG9 7ED.
Telephone (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.