

**FOR SALE**

**26 AILSA GAIT WAY,  
STRANRAER, DG9 7FG**



An opportunity to acquire a modern semi-detached family villa occupying a pleasant position within a residential development towards the southern perimeter of town. There is a full range of features to appreciate within this tasteful and comfortable home including tasteful décor, maple design kitchen, delightful bathroom, full uPVC double glazing, and gas fired central heating. Set within its own easily maintained garden ground with off road-parking.

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

**PRICE: Offers over £130,000 are invited**



Property Agents

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High profile town centre display

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Independent Financial  
& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED  
Tel: 01776 706147  
Fax: 01776 706890**

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



## DESCRIPTION:

Occupying a pleasant cul-de-sac location within a prestigious modern development towards the southern perimeter of town, this is a semi-detached family villa providing comfortable family accommodation over two floors.

Of timber frame construction finished in render and brick under a tiled roof, the property benefits from, full uPVC double glazing, full gas fired central heating, tasteful décor, maple design fitted kitchen, and delightful bathroom.

The property is set within its own area of secluded garden ground and there is also a drive-in for off road parking.

It is situated adjacent to other properties of varying modern style within this most popular development.

Local amenities within easy reach include a general store and primary school. All other 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 secondary school transport service available from close by.

## HALLWAY:

The property is accessed by way of a uPVC storm door. CH radiator.

## W.C:

This is fitted with WC and WHB. Heated towel rail.



## LOUNGE:

A most comfortable main lounge which is laid out on an open plan basis with the dining room. CH radiator, TV point, telephone point and built-in storage cupboard housing the electric meter and fuseboard.



## DINING AREA:

This is situated towards the rear of the property with French doors leading to the rear garden. CH radiator.





### KITCHEN:

The kitchen has been fitted with a full range of floor and wall mounted units in a maple design with ample worktops incorporating a 4-ring gas hob, built-in oven, extractor hood, and light and a one and a half bowl stainless steel sink unit with mixer tap. There is plumbing for an automatic washing machine, CH radiator and partial wall tiling. The gas fired combi central heating boiler is also located within the kitchen.



### LANDING:

The landing provides access to the bedroom accommodation and to the bathroom. There is a built-in shelved cupboard and access to the loft.



### BATHROOM:

The bathroom has been fitted with a three-piece white suite comprising WC, WHB and Bath. There is an electric shower in place over the vinyl panelled bath area with shower screen. Heated towel rail, extractor fan, and electric shaver point.



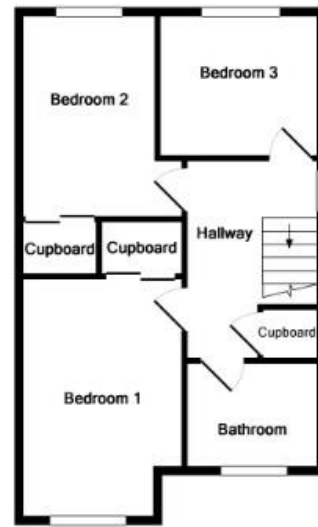
### BEDROOM 1:

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



**BEDROOM 2:**

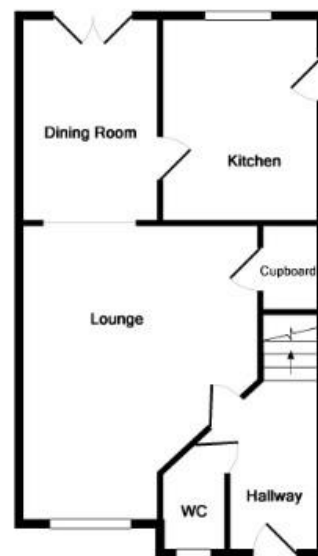
A bedroom to the rear with built-in wardrobe and CH radiator.



1st Floor

**BEDROOM 3:**

A further bedroom to the rear with CH radiator.



Ground Floor

**GARDEN:**

The property is set within its own area of garden ground. To the front there is a small lawn with driveway to the side. The fully enclosed rear garden comprises a further lawn with fencing, rotary clothes drier, outside water supply, and garden shed.

ENTRY: Negotiable

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

DETAILS PREPARED: 17/08/2023

COUNCIL TAX: Band 'D'

**GENERAL:**

All floor coverings, blinds and light fittings are included in the sale price.

**FACTOR FEE:**

An annual factor fee is payable – Approx. £140pa.

**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](http://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.