

**FOR SALE**

**30 WHITSON AVENUE,  
STRANRAER, DG9 7AW**



An opportunity arises to acquire a semi-detached bungalow located within easy reach of the town centre and all major amenities. This very well-presented property which has undergone a programme of modernisation in the recent past to include a new kitchen, delightful shower room, new internal woodwork, new internal doors, new wiring, exterior insulation, loft insulation, uPVC double glazing and gas fired central heating. The property is set within its own generous area of easily maintained garden ground.

**ENTRANCE PORCH, LOUNGE, REAR HALLWAY,  
KITCHEN, SHOWER ROOM, BEDROOM, GARDEN**

**PRICE: Offers over £64,995 are invited**



Property Agents

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

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## DESCRIPTION

Located within easy reach of the town centre and conveniently situated for access to all major amenities, this is a very well-presented bungalow which is ideally suited to those looking for accommodation on one level.

The property is in excellent condition throughout having been fully modernised in the recent past to include a splendid kitchen, delightful shower room, new internal woodwork, new internal doors, new wiring, external insulation, loft insulation, gas fired central heating, and uPVC double glazing.

Of traditional construction under a re-tiled roof, the property is set within its own generous area of garden ground with ample room to extend the property, subject to local authority approval.

It is situated adjacent to other properties of similar style and has an outlook over residential property to the front and garden ground to the rear.

**KITCHEN:** (Approx 3.2m – 1.7m not including recess)  
The kitchen is fitted with a range of contemporary floor and wall mounted with wood grain style worktops incorporating a stainless-steel sink with swan neck mixer. There is a ceramic hob, extractor hood, built-in oven, and plumbing for automatic washing machine. Attractive tiled splashbacks, shelved recess, and CH radiator.



**BEDROOM:** (Approx 3.2m – 2.88m)  
A bedroom to the front with built-in wardrobes, TV point, and CH radiator.



**ENTRANCE PORCH:** (Approx 1m - 1m)

The property is accessed by way of a double-glazed storm door. Built-in cupboard housing the electricity meter/consumer unit.

**LOUNGE:** (Approx 3.4m – 4.4m)

A well-proportioned main lounge with bay window to the front. CH radiator and TV point.

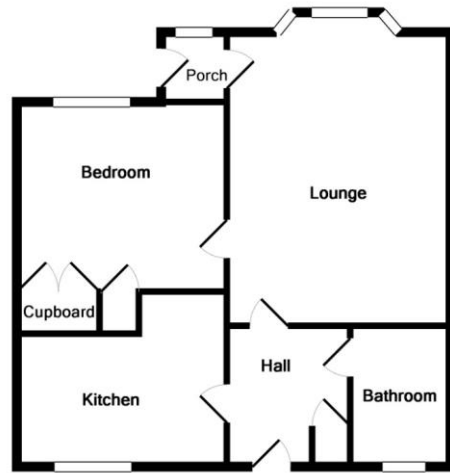


**SHOWER ROOM:** (Approx 1.52m – 2.15m)  
Comprising a WHB, WC and corner shower cubicle with an electric shower. Heated towel rail.



## GARDEN:

The property is set within its own generous area of garden ground. The front and side have been laid out predominately in lawn with flower borders. There is ample room to extend the property or add a driveway, subject to local authority approval. The enclosed rear garden has been laid out in a combination of concrete paving and gravel chippings. There is pedestrian access to the rear of the property from the Coronation Day Centre carpark.



Measurements are approximate. Not to scale. Illustrative purposes only  
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**ENTRY: Negotiable**

**DETAILS PREPARED: 22/09/2023**

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

**COUNCIL TAX: Band 'A'**

## GENERAL:

All fitted flooring and integrated kitchen appliances are included in the sale price.

## SERVICES:

Mains electricity, water, gas, 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)

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