

FOR SALE

22 GALLOWHILL RISE STRANRAER, DG9 7SS



An opportunity arises to acquire a modern semi-detached villa located towards the southern perimeter of town and ideally suited to family living. This well-maintained residence benefits from a splendid 'dining' kitchen, modern bathroom, uPVC double glazing, and oil-fired central heating.

Set within an easily maintained area of garden ground with ample room for off road parking.

**HALLWAY, LOUNGE/DINING ROOM, KITCHEN,
BATHROOM, 2 BEDROOMS, BOXROOM,
GARAGE, GARDEN**

PRICE: Offers over £85,000 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



DESCRIPTION:

Located towards the southern perimeter of the town and within easy reach of the town centre, this is a very well-presented semi-detached residence which displays a range of pleasing features. The property, which is in excellent condition throughout benefits from a splendid 'dining' kitchen, modern bathroom, oil fired central heating, and uPVC double glazing.

Of timber frame construction, finished in render and brick, under a tiled roof, the property is set within its own area of easily maintained garden ground. It is situated adjacent to other properties of similar style and has an outlook over same.

Local amenities include general store and Belmont Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

Viewing of this well-presented home is to be thoroughly recommended.

HALLWAY:

The property is accessed by way of a uPVC storm door with side panel. CH radiator, telephone point and large walk-in cupboard housing the electricity meter/fuseboard and the Worcester oil fired central heating boiler.

LOUNGE: (Approx 4.17m – 3.47m)

This is a most comfortable main lounge to the front with CH radiator and TV point.



Further lounge image



DINING AREA: (Approx 2.34m – 2.8m)

The dining area is laid out in an open plan basis with the lounge. CH radiator.



KITCHEN: (Approx 3.62m – 2.8m)

The kitchen is fitted with a full range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a 4-ring electric hob, cooker extractor hood, built-in double oven, integrated fridge, integrated freezer, and plumbing for an automatic washing machine. CH radiator.



[Further kitchen image](#)



[Further bedroom 1 image](#)



LANDING:

The landing provides access to the first-floor accommodation. There is a built-in storage cupboard.

BATHROOM: (Approx 1.9m - 1.73m)

The vinyl panelled bathroom comprises a WHB with vanity unit, WC, and bath. There is an electric shower in place over the bath with shower screen. CH radiator, extractor and recessed lighting.



BEDROOM 1: (Approx 4m – 3.33m)

A bedroom to the rear with CH radiator and TV/satellite point.



BEDROOM 2: (Approx 4.18m – 2.95m)

A bedroom to the front with CH radiator.



BOXROOM: (Approx 1.95m – 1.73m)

A useful boxroom to the front with interior light.

GARAGE: (Approx 3m – 5.4m)

A wooden garage to the rear with power and light.



GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out in gravel set within a low-level wall. There is a driveway to the side with ample room for off road parking. The enclosed rear garden has been concreted for ease of maintenance.



1st Floor



Ground Floor

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: 25/10/2023

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, and drainage. Oil tank.
EPC = D

OFFERS:

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

South West Property Centre Ltd,
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.