

FOR SALE

**12 HIGHCROFT,
STRANRAER, DG9 7SZ**



A superbly presented, extended, semi-detached property providing well-proportioned and very tasteful family accommodation over two floors. Occupying a quiet cul-de-sac location with a roof top outlook over the town to the Cairnryan hillside beyond. In immaculate condition throughout, the property benefits from a splendid 'dining' kitchen, newly installed shower room, new internal woodwork, tasteful décor throughout, uPVC double glazing, and gas fired central heating (new boiler installed.) The property is set within its own fully landscaped and easily maintained garden ground with ample off-road parking. An ideal purchase.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
UTILITY ROOM, WC, SHOWER ROOM,
3 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £125,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a pleasant cul-de-sac location within a popular residential development towards the southern perimeter of town, this is a superbly presented extended, semi-detached property which provides comfortable and tasteful family accommodation over two floors.

Of original timber frame construction, finished in render under a tiled roof the property benefits from full uPVC double glazing, gas fired central heating (new boiler installed,) splendid 'dining' kitchen, newly installed shower room, and attractive internal woodwork.

The outlook to the front is over residential property with a roof top view over the town itself towards the Cairnryan hills. The outlook to the rear is over garden ground.

The property is situated adjacent to other properties of similar design and style.

In immaculate condition throughout and ideally suited to those in search of a 'walk into' home.

Local amenities include a general store and primary school. There is also a town centre and secondary school transport service available from closeby.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre approximately one and a half miles distant.

Viewing of this most comfortable family home is to be thoroughly recommended.

ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door with side panels. Built-in coat cupboard.

HALLWAY:

Accessed by way of a glazed interior door. Understairs cupboard, CH radiator and attractive spindle & rail staircase.

Further hall image



LOUNGE:

This is a most comfortable and tasteful lounge to the front. There is a wooden fire surround with a marble insert and hearth. CH radiator and TV point.



'DINING' KITCHEN:

The kitchen has been fitted with an extensive range of oak design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a gas hob, extractor hood, and built-in double oven. Tile splashbacks, and large built-in larder cupboard.



UTILITY ROOM:

Fitted with maple design units with granite style worktops. Plumbing for an automatic washing machine. CH radiator.



WC: (Approx 0.88m – 1.6m)

Comprising WHB and WC in white. CH radiator.



LANDING:

Access to the bedrooms and shower room. Built-in shelved cupboard.



SHOWER ROOM:

The recently installed shower room is comprised of a WHB, WC and large shower cubicle with a mains shower. Vinyl wall panelling, heated towel rail, wall mirror with LED lighting, and recessed lighting.



BEDROOM 1:

A bedroom to the rear with built-in wardrobes, wall lights, CH radiator, and wall mounted TV point.



Further bedroom 1 image



BEDROOM 2:

A bedroom to the front with CH radiator and wall mounted TV point.

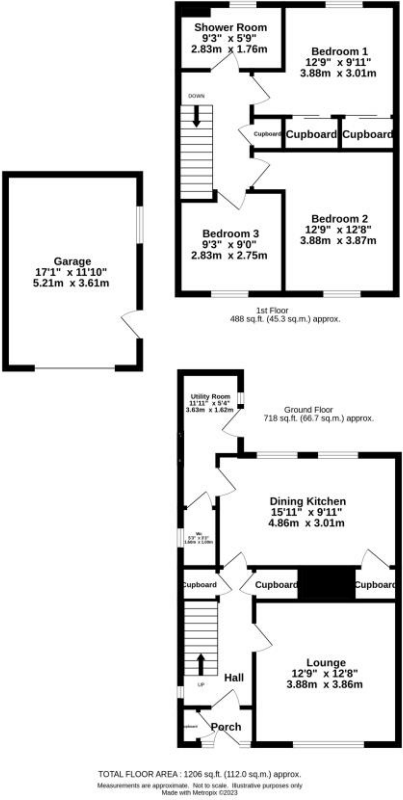


BEDROOM 3:
A further bedroom to the front with CH radiator.



GARAGE:
A detached garage with up & over door to the front, side service door, power, and light.

GARDEN:
The property is set amidst its own easily maintained garden ground. The front has been laid out in gravel chippings set within a low-level wall. There is monobloc driveway leading to the garage. The fully enclosed rear garden is comprised of a paved patio and raised timber deck. Outside lighting, water supply and electricity supply.



ENTRY: Negotiable

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

DETAILS PREPARED: 26/10/2023

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings, blinds, 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

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.