

FOR SALE

**20 ORCHARD ROAD
STRANRAER, DG9 7QG**



An opportunity to acquire a terraced villa located within a popular development towards the south side of Stranraer and within easy reach of all major amenities. The property benefits from spacious family accommodation, uPVC double glazing, and electric heating. There is scope for some general modernisation within. Set within its own area of easily maintained garden ground.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
SHOWER ROOM, 3 BEDROOMS, GARDEN**

PRICE: Offers over £80,000 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 popular residential development towards the south side of Stranraer and within easy reach of the town centre, this is a well-proportioned property which provides spacious family accommodation over two floors.

Of traditional construction under a re-tiled roof, the property benefits from uPVC double glazing and electric heating. There is scope for some general modernisation within.

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 to the front over other residences and garden ground to the rear.

Local amenities include a general store and primary school while all major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

Viewing of this well presented and comfortable family home is to be recommended.

HALLWAY:

The hallway is accessed by way of a uPVC storm door.

LOUNGE/DINING ROOM:

This is a most comfortable lounge with window to the front and French doors leading to the rear garden. Electric storage heater and TV point.



'DINING' KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units with onyx style worktops incorporating a stainless-steel sink with mixer. There is an electric cooker point and extractor hood. Electric storage heater.



LANDING:

The landing provides access to the bedroom accommodation and shower room.

SHOWER ROOM:

The shower room is fitted with a WHB, WC, and corner shower cubicle with an electric shower. Heated towel rail.



BEDROOM 1:

A double bedroom to the front with electric panel heater, wall mounted TV point, and built-in cupboard.



BEDROOM 2:

A further bedroom to the front with electric storage heater and TV point.



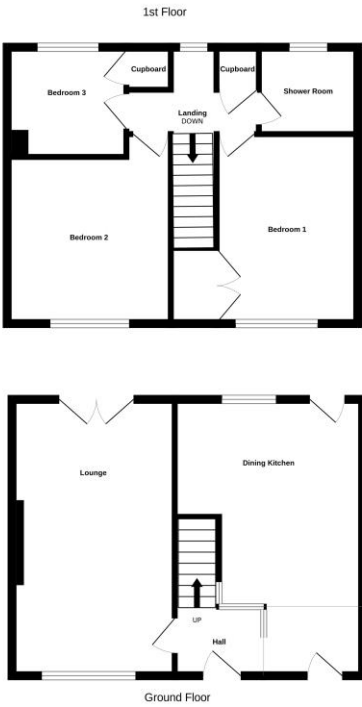
BEDROOM 3:

A bedroom to the rear with a built-in wardrobe.



GARDEN:

The property is set within its own area of garden ground. The front has been laid out to gravel and artificial grass with mature shrubs. The enclosed rear garden is comprised of quartz gravel borders, artificial grass, paved patio, summer house, and a metal garden shed.



ENTRY: Negotiable

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

DETAILS PREPARED: 26/10/2023

COUNCIL TAX: Band 'B'

SERVICES:

Mains electricity, drainage, and water. EPC = E

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.