

**FOR SALE**

**23 BROOMFIELD GARDENS,  
STRANRAER, DG9 7EZ**



An opportunity arises to acquire a well-proportioned semi-detached villa occupying a quiet location only a short distance from the town centre. In fair condition, the property will require a programme of modernisation. Gas central heating. Set within its own area of easily maintained garden ground with the added benefit of off-road parking.

**PORCH, HALLWAY, LOUNGE, KITCHEN, DINING  
ROOM/3<sup>RD</sup> BEDROOM, WC, BATHROOM,  
2 BEDROOMS, GARAGE, GARDEN**

**PRICE: Offers over £65,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

Conveniently located within easy reach of the town centre, this is a well-proportioned semi-detached property of traditional construction under a slate roof. The property will require a programme of modernisation.

It is set within its own area of easily maintained garden ground, with off-road parking.

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

The property is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a half mile distant.

### PORCH:

The property is accessed by way of a wooden storm door. Understairs cupboard and glazed interior door to the hallway.

### HALLWAY:

The hallway provides access to the ground floor accommodation and staircase to the first floor.



### LOUNGE:

A well-proportioned main lounge to the front. There is a tiled fire surround housing an open fire. CH radiator and TV point.



### KITCHEN:

The kitchen is fitted with a sink unit and wall units. Built-in cupboard.



### WC:

A useful ground floor WC.



### DINING ROOM/3<sup>RD</sup> BEDROOM:

A dining room or useful ground floor bedroom.



**LANDING:**

Access to the bathroom and bedrooms.



**BEDROOM 2:**

A further bedroom to the front.



**BATHROOM:**

The bathroom is fitted with a WHB, WC and bath.



**GARDEN:**

The property is set within its own area of easily maintained garden ground. The front is laid out to gravel. There is a concrete driveway to the side. The rear garden has mainly been laid out to lawn. There is a detached wooden garage.

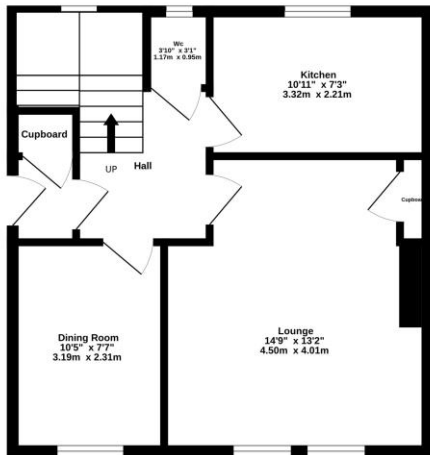
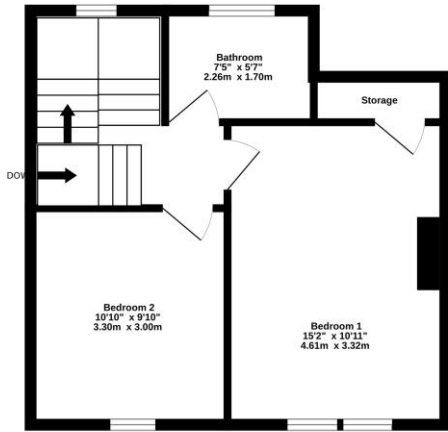


**BEDROOM 1:**

A bedroom to the front with large built-in cupboard.



1st Floor  
404 sq.ft. (37.5 sq.m.) approx.



Ground Floor  
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

ENTRY: Negotiable

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

DETAILS PREPARED: 23/08/2024

COUNCIL TAX: Band 'A'

SERVICES:

Mains electricity, gas, water and drainage. EPC = F

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**