

8 Ross Avenue, Stranraer

DG9 8BA

Offers Over £90,000 are invited.

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Stranraer, DG9 8BA

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy, an excellent restaurant and a general store. All major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi detached property
- Two double bedrooms
- Well sought after location
- Ideal first time purchase
- Gas fired central heating
- Ample off road parking
- Enclosed and spacious garden grounds
- Fully double glazed



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An opportunity arises to purchase this charming 2 Bedroom End Of Terrace House which offers a blend of comfort and convenience. The semi-detached property boasts two double bedrooms, making it an ideal first-time purchase. Equipped with gas fired central heating and fully double glazed, the home ensures warmth and energy efficiency year-round. Outside, the property features ample off-road parking, perfectly complemented by the fully enclosed and spacious garden grounds.

The rear garden grounds are fully enclosed, with a concrete pathway leading to a paved patio area. Additionally, a timber built shed and timber boundary fencing enhance the privacy and functionality of the space. A large gravel border, paved driveway, and concrete pedestrian pathway at the front cater to multiple vehicle parking needs, completing the picture of a well-rounded home designed for comfort and practicality.



Hallway

Front entrance to property via UPVC storm door giving access to full ground level living accommodation as well stairs leading to upper floor living space. Generous under stairs storage giving access to central heating boiler as well as central heating radiator.

Lounge

18' 2" x 11' 9" (5.54m x 3.59m)

Bright and spacious lounge benefitting from double glazed windows to both the front and rear of property as well as feature electric fire place and central heating radiator. TV point also.

Kitchen

9' 4" x 7' 8" (2.85m x 2.33m)

A fully fitted kitchen to the rear of property with both floor and wall mounted units and oak style worktops comprising of stainless steel sink with swan neck mixer taps well as plumbing for washing machine. Integrated electric fan oven with ceramic hob and fitted extractor fan. Under counter fridge freezer as well as central heating radiator. Double glazed window and UPVC storm door to the rear providing rear outside access to garden grounds.

Bathroom

6' 5" x 5' 6" (1.96m x 1.67m)

A bright and spacious bathroom on the upper level comprising of an electric shower over bath with tiled walls. Separate WC and WHB with vanity unit and double glazed window to rear.



Bedroom

15' 1" x 8' 10" (4.60m x 2.69m)

A generous sized double bedroom on the upper level to front of property with large double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

11' 9" x 9' 4" (3.59m x 2.85m)

A generous sized double bedroom on the upper level to rear of property with large double glazed window providing rear outlook as well as central heating radiator and generous built in storage.

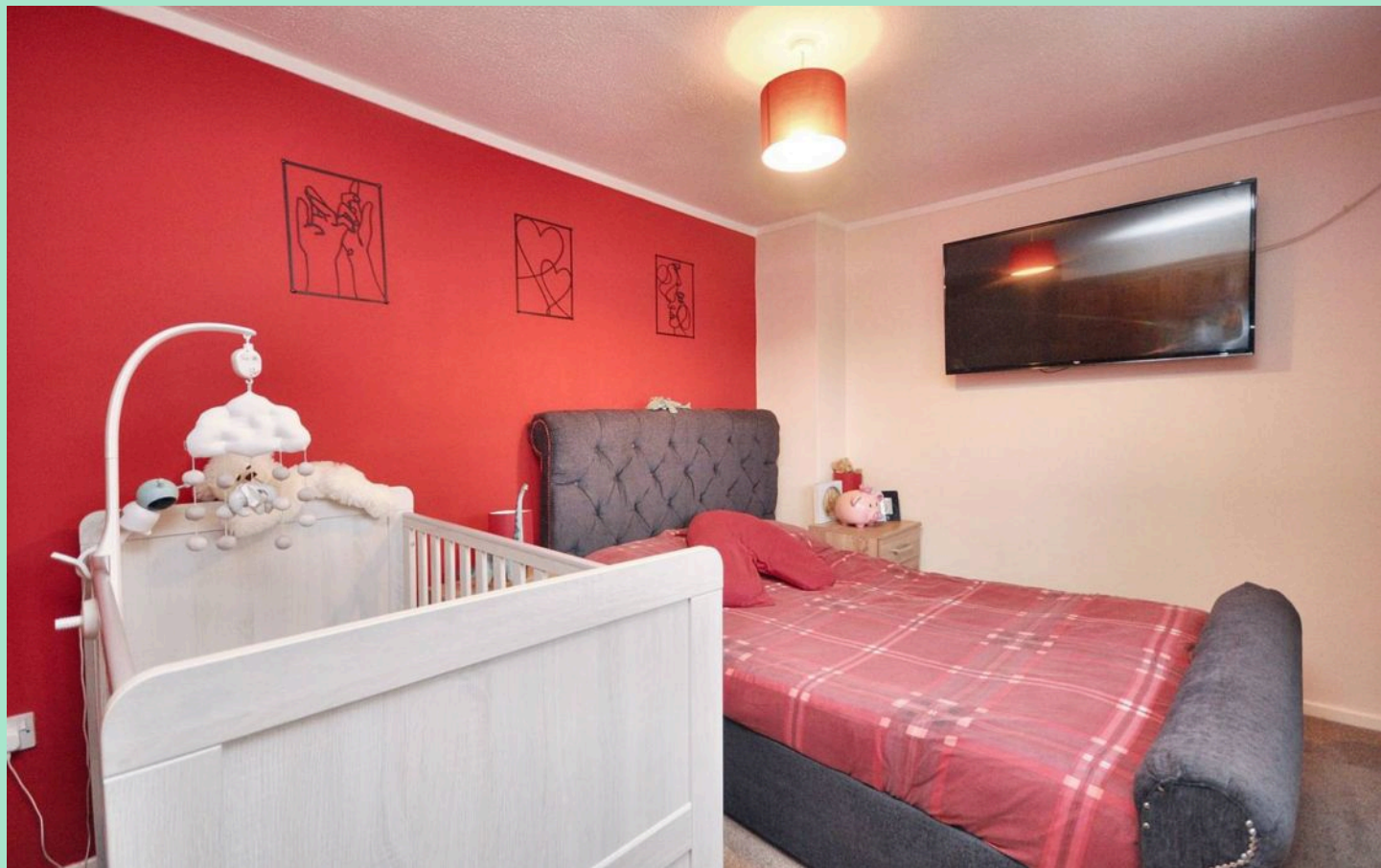
Garden

Fully enclosed and generous sized garden grounds to the rear comprising of concrete pathway and paved patio area leading to generous sized gravel border with timber built shed and timber boundary fencing. Mature plantings and hedging also.

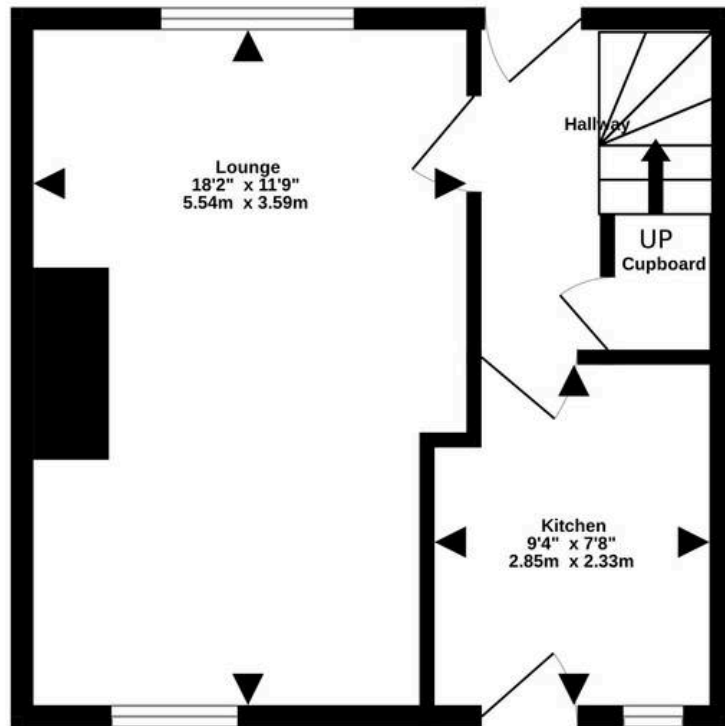
DRIVEWAY

2 Parking Spaces

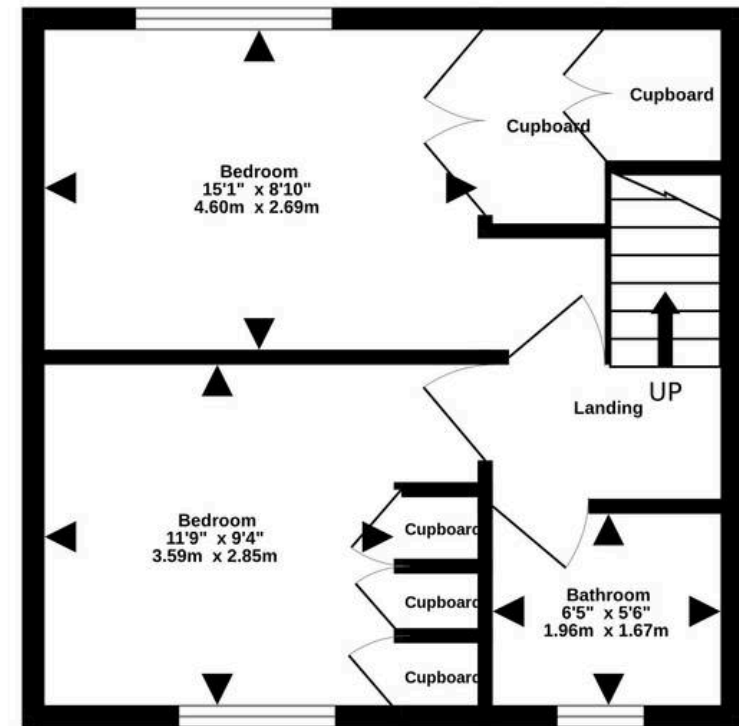
Large gravel border with concrete paved pedestrian pathway as well as paved driveway providing ample off road parking for multiple vehicles and timber boundary fencing.



Ground Floor
321 sq.ft. (29.9 sq.m.) approx.

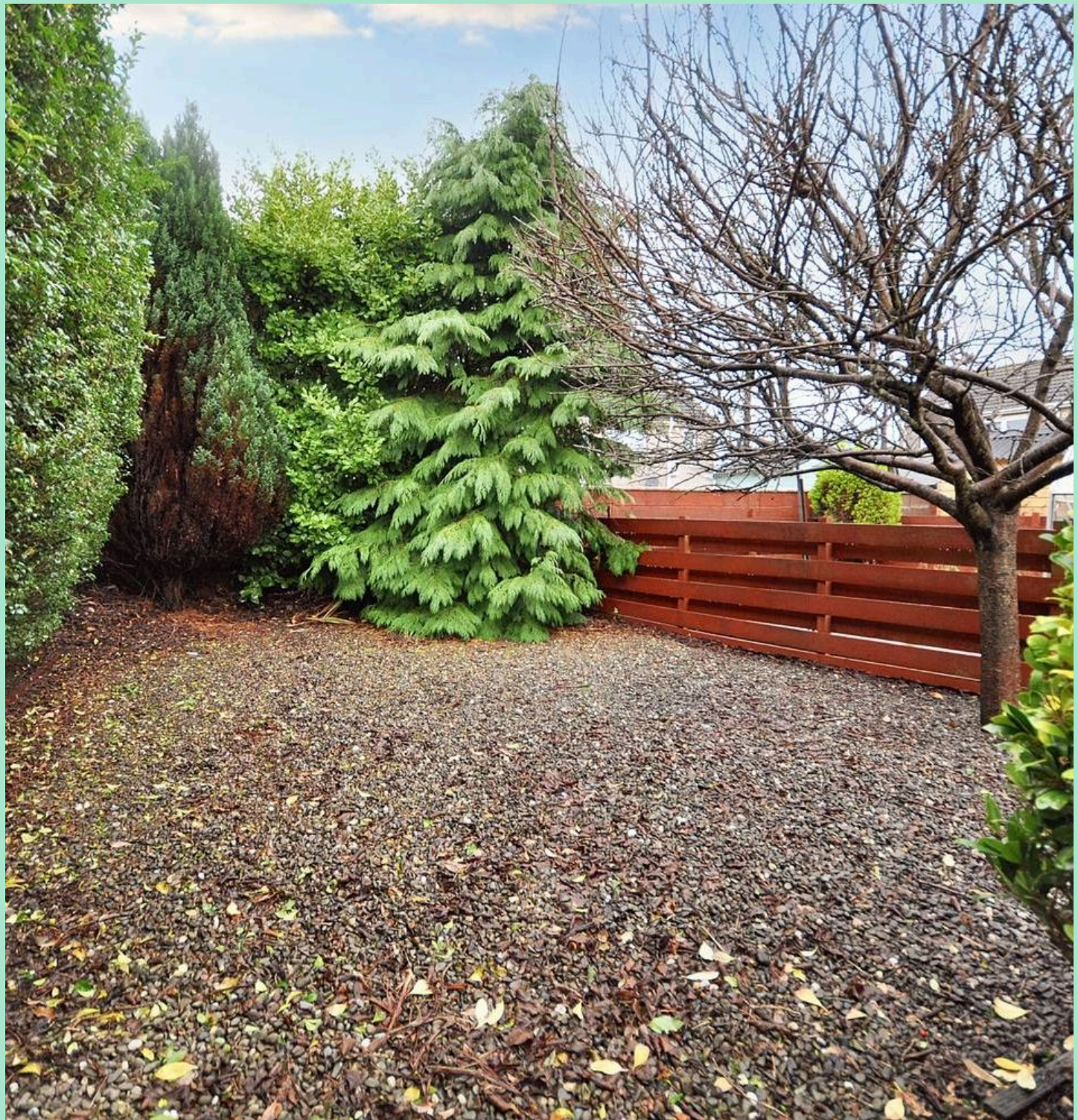


1st Floor
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.