



11 Beech Walk, Stranraer

Stranraer, DG9 0BX

PRICE: Offers Over £86,000 are invited

11 Beech Walk

Stranraer, Stranraer

Local amenities within easy reach include general store and primary school while all major amenities are to be found 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Pleasant views over parkland
- Well-proportioned family accommodation
- Modern fitted kitchen
- Well-appointed bathroom
- Gas fired central heating
- Double glazing
- Easily maintained gardens



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Stranraer, Stranraer

Situated within a popular residential area overlooking picturesque parkland, this 3-bedroom house provides well-proportioned family accommodation over two levels.

The property benefits from a modern fitted kitchen, well-appointed bathroom, gas fired central heating and uPVC double glazing.

It is set amidst its own area of well-kept and easily maintained garden grounds.

This spacious family residence is ideally suited to the first time buyer.



Lounge

A lounge with a large picture window to the front overlooking garden ground to parkland beyond. There is a gas fire, CH radiator and TV point.

Dining Room

A further reception room to the rear with CH radiator.

Kitchen

The kitchen is fitted with a range of maple-designed floor and wall-mounted units, granite-style worktops and a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. The kitchen appliances are available by separate negotiation.

Bathroom

The bathroom is fitted with a WHB, WC and bath with electric shower above. Vinyl wall panelling and CH radiator.

Bedroom 1

A bedroom to the front with built-in wardrobe and CH radiator.

Bedroom 2

A bedroom to the rear with built-in wardrobe and CH radiator.

Bedroom 3

A further bedroom to the front with built-in cupboard and CH radiator.

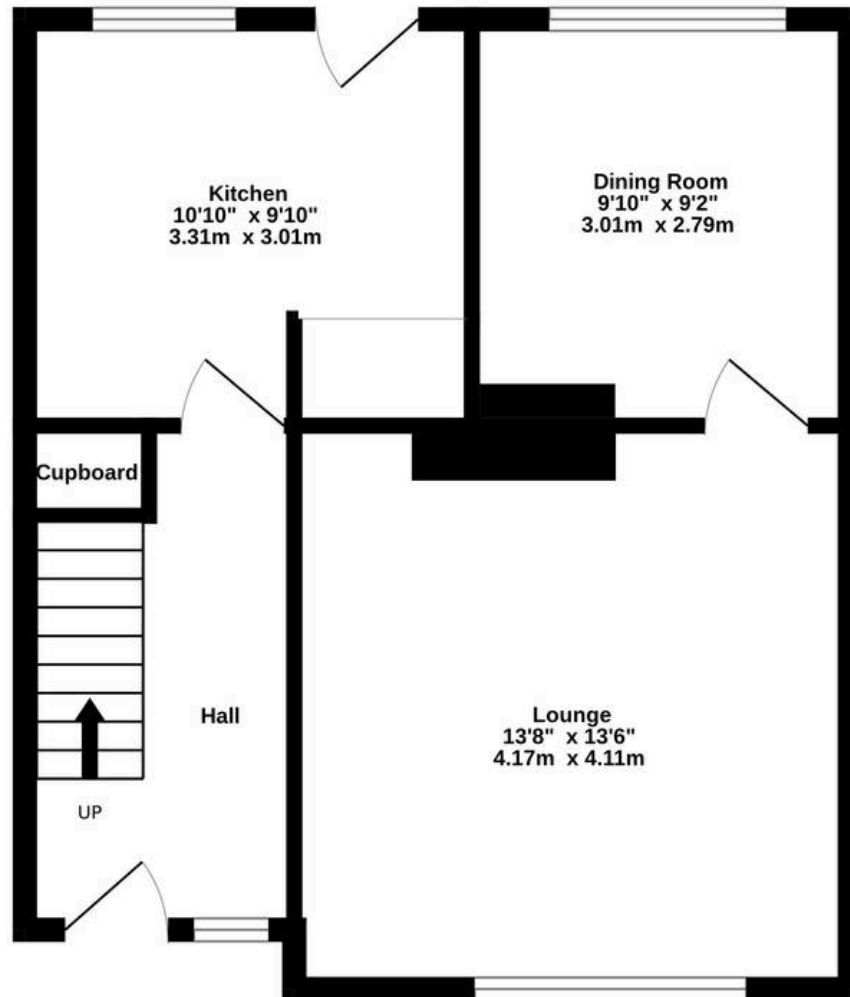


GARDEN

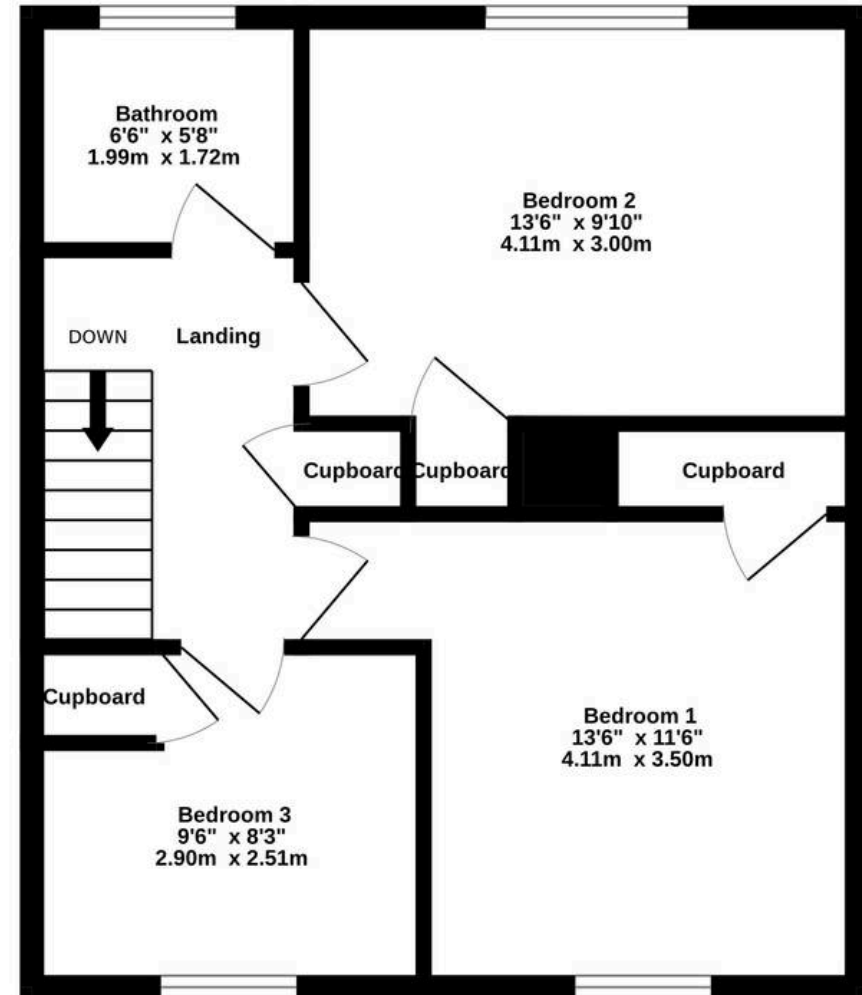
The front garden has been laid out to lawn with flower borders and is set within a low-level fence. The enclosed rear garden has been laid out to gravel for ease of maintenance.



Ground Floor
453 sq.ft. (42.1 sq.m.) approx.



1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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