



**13 Aird Crescent, Castle Kennedy**

Stranraer, DG9 8SA

Offers Over £110,000 are invited

## 13 Aird Crescent

Castle Kennedy, Stranraer

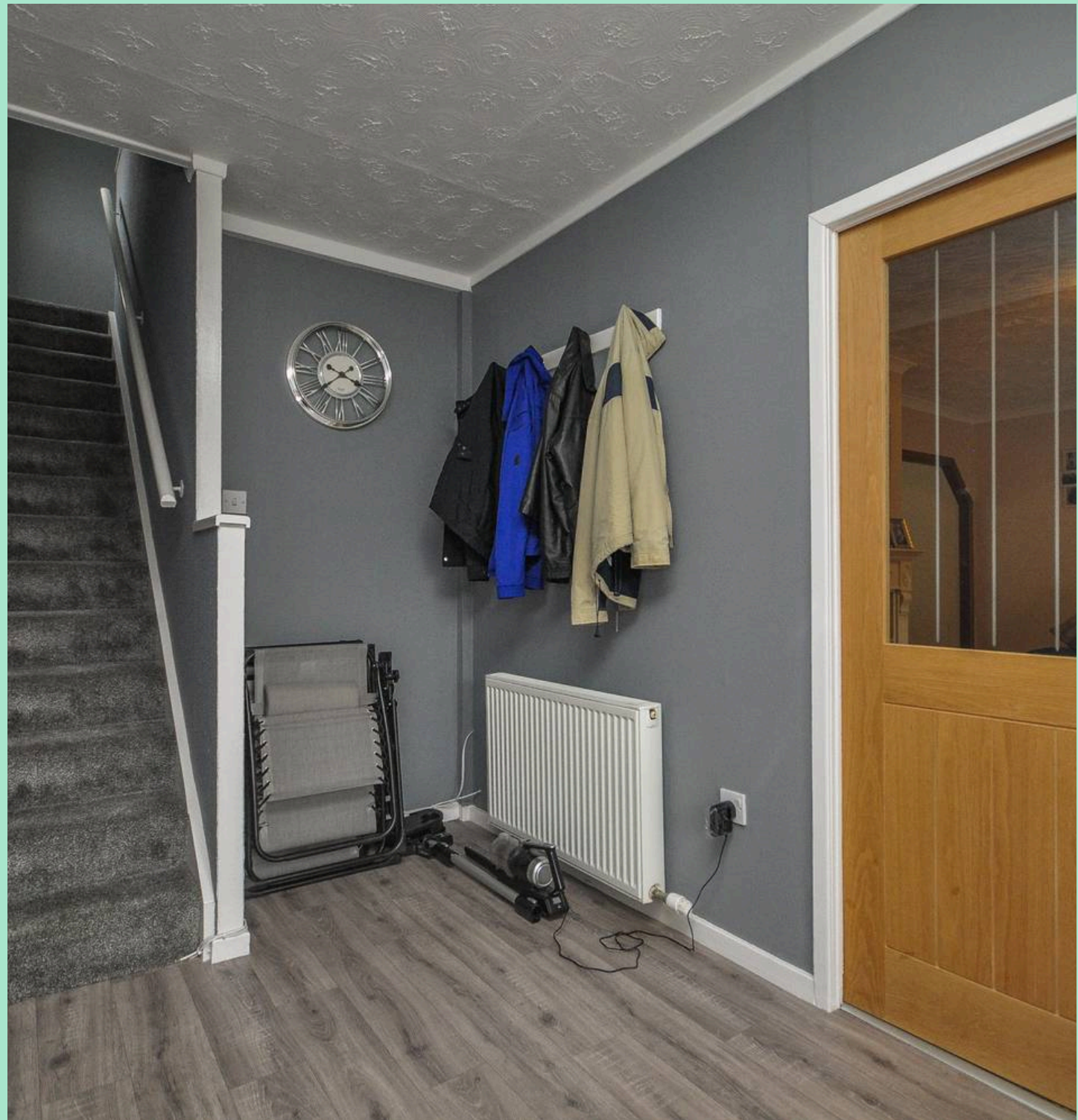
Located within the popular village of Castle Kennedy and within easy reach of the town of Stranraer, this property is situated adjacent to other residential properties and has an outlook to the front over the same with the outlook to the rear being over parkland. Local amenities include primary school and garage with a shop, while all major amenities are located in and around the town of Stranraer some 3 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Three double bedrooms
- Ideal first time purchase
- Oil fired central heating
- Off road parking
- Full UPVC double glazing
- Easily maintained garden grounds
- Modern shower room



## 13 Aird Crescent

Castle Kennedy, Stranraer

This spacious three bedroom semi detached house offers an excellent opportunity for first time buyers or families seeking a comfortable and modern home. The property features three well proportioned double bedrooms, a bright and contemporary shower room, and a welcoming lounge. The kitchen is thoughtfully designed with ample storage and workspace, making it ideal for every-day living. Benefiting from oil fired central heating and full UPVC double glazing throughout. With off road parking available and easily maintained garden grounds, this property combines convenience with practicality.

The outside space is a true highlight, with fully enclosed and generous sized garden grounds to the rear that have been landscaped for ease of maintenance. The rear garden includes a decked area, a concrete pathway, and a large gravel border, as well as access to the oil tank and a detached timber built garage (perfect for storage or workshop use). The front garden is equally generous, featuring a large gravel border, a concrete pathway leading to the entrance, and a brick built boundary wall. A paved driveway provides ample off road parking for multiple vehicles, making this property both welcoming and functional.



### Hallway

Front entrance via double glazed UPVC storm door leading into spacious hallway providing access to full living accommodation as well as stairs leading to upper level accommodation. Central heating radiator as well as access to fuse box.

### Lounge

A bright and spacious lounge with open plan access to rear dining area benefitting from large double glazed window to front as well as central heating radiator. Feature fire place currently housing a log burning stove and TV point.

### Dining Area

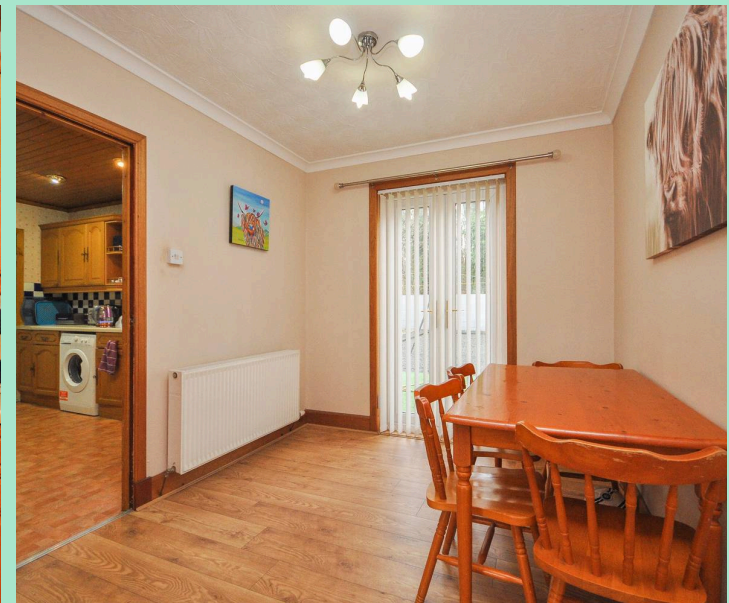
With open plan access from the lounge as well as leading to rear kitchen, a separate dining space with central heating radiator and UPVC French door access to rear garden grounds.

### Kitchen

A generous sized kitchen to rear of property which has been fully fitted with both floor and wall mounted units. Comprising of a fitted electric cooker and hob, integrated dish washer, plumbing for washing machine as well as stainless steel sink with mixer tap. Integrated fridge/freezer as well as built in storage and access to central heating boiler. Large double glazed window to rear as well as central heating radiator and access to rear porch with generous under stairs storage.

### Shower Room

On the upper floor, a bright and modern shower room comprising of a three piece suite to include a generous sized walk in shower with glazed panelling and splash panel boarding. Wash hand basin with fitted vanity unit and separate WC. Double glazed window to rear also.



### Bedroom

A bright and spacious master bedroom on the upper level benefitting from two double glazed windows providing a front out look as well as central heating radiator.

### Bedroom

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

### Bedroom

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

### Rear Garden

Fully enclosed generous sized garden grounds to the rear which been landscaped for ease of maintenance comprising of rear decking as well as concrete pathway leading down a large gravel border. Access to oil tank for central heating as well as detached timber built garage.

### Front Garden

Generous sized enclosed front garden grounds comprising of large gravel border and concrete pathway providing front access to property. Brick built boundary wall as well as access to paved driveway for off road parking.

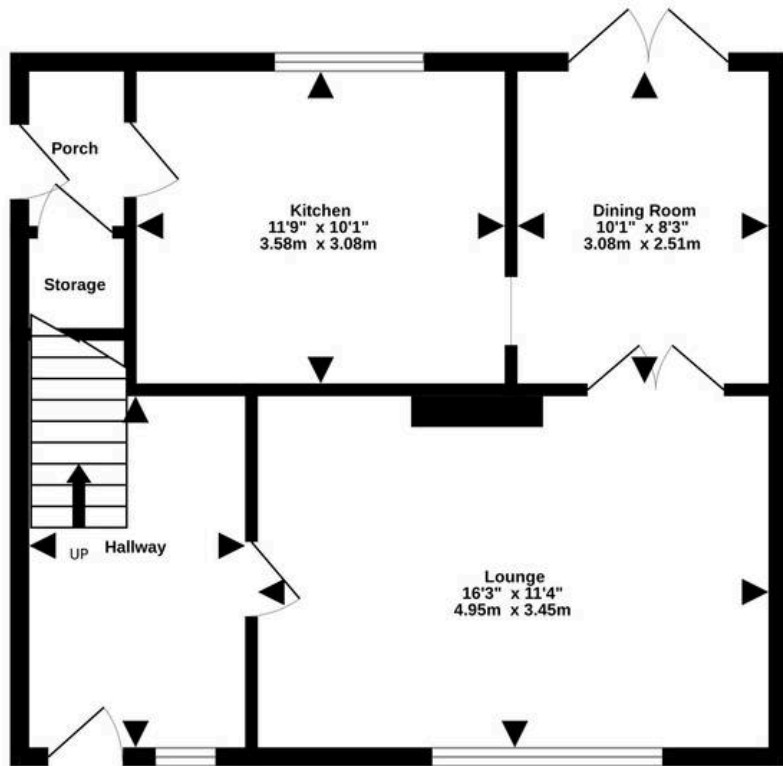
### Driveway

2 Parking Spaces

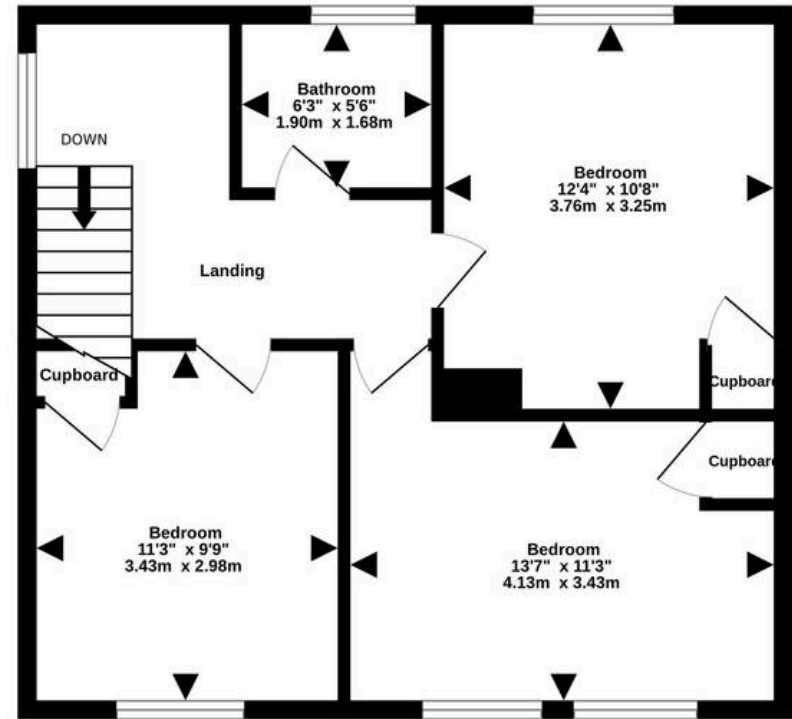
A paved driveway allowing for ample off road parking for multiple vehicles.



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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